

Public Document Pack

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/3378

Date: 13 April 2023



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 21 April 2023**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

1. **Roll Call of Members Present, Apologies for Absence and Members Declarations of Interest**
2. **Minutes of previous meeting of 3 March 2023** *(Pages 7 - 28)*
3. **Urgent Business**
4. **Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Full Application - Erection of convenience store with associated access, parking and landscaping at Land adjacent north side of Whitecross Road adjacent east boundary of Tideswell Business Park, Tiideswell (NP/DDD/1222/1577, JRS)** *(Pages 29 - 44)*
Site Plan
6. **Full Application -Conversion of barn to dwelling to include associated access, parking and landscaping works, Hollowford Lane, Castleton, (NP/HPK/0822/1076, JRS)** *(Pages 45 - 58)*
Site Plan
7. **Full Application - Extension to affordable dwelling from 2 to 3 bedrooms at 1 New Edge View, Unnamed Road from Cresswell Part Lane to Michlow Lane, Smalldale, Bradwell (NP/DDD/0123/008, WE)** *(Pages 59 - 68)*
Site Plan
8. **Section 73 Application - To alter condition 3 on planning approval NP/HPK/0393/035 for the erection of new cafe and coffee shop with kitchen and toilets to allow extended opening until 10pm every evening at Newfold Farm, Coopers Caravan Site and Cafe, Unnamed Road from Stonecroft to Grindslow House,Grindsbrook Booth, Edale (NP/HPK/1222/1567, WE)** *(Pages 69 - 76)*
Site Plan
9. **Full Application - Minor revision design of bridge modification works previously consented through Network Rail (Hope Valley Capacity) Order at Spittlehouse Bridge (Bridge MAS/25) North of A6187 Hathersage Road, Hathersage (NP/DDD/0123/0100, JK)** *(Pages 77 - 86)*
Site Plan
10. **Full Application - Two storey rear extension to an agricultural worker's dwelling at Vicarage Barn, Hollinsclough (NP/SM/0223/0121. RD)** *(Pages 87 - 96)*
Site Plan
11. **Householder Application -Single storey extension and alterations to existing dwelling at The Old Chapel, Heathcote, Hartington (NP/DDD/0922/1164/PM)** *(Pages 97 - 106)*
Site Plan

12. **Full Application - Proposed renovation and conversion of vacant barn/stable to one bedroom holiday let at Barn at Upper Yeld Road, Bakewell (NP/DDD/1022/1333 GB) (Pages 107 - 118)**
Site Plan
13. **Full Application - For the installation of a solar powered car park machine and associated base, pedestrian area and signage at Public Convenience and Car Park, Alstonefield (NP/SM/1122/1439, DH) (Pages 119 - 126)**
Site Plan
14. **Full Application - For the installation of a solar powered car park machine and associated base, pedestrian area and signage at Narlow Lane Car Park, Thorpe (NP/DDD/1122/1456, DH) (Pages 127 - 134)**
Site Plan
15. **Full Application - For the installation of a solar powered car park machine and associated base, pedestrian area and signage at Thorpe Station Car Park, Thorpe (NP/DDD/1122/1474, DH) (Pages 135 - 142)**
Site Plan
16. **Full Application - For the installation of a solar powered car park machine and associated base, pedestrian area and signage at Blore Pastures Car Park, Blore Road, Blore (NP/SM/1122/1475, DH) (Pages 143 - 150)**
Site Plan
17. **Full Application - For installation of solar powered car park machine and associated base, pedestrian area and signage at Dennis Knoll Car Park, Hollin Bank Road, Stanage, Hathersage (NP/DDD/1222/1558 - EJ) (Pages 151 - 158)**
Site Plan
18. **Monitoring & Enforcement Annual Review - April 2023 (A1533/AJC) (Pages 159 - 164)**
19. **Head of Law Report - Planning Appeals (Pages 165 - 168)**

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary. Public participation is still available and anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Head of Law to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Democratic and Legal Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Democratic and Legal Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority will make either a visual recording or a digital sound recording of the meeting which will be available after the meeting and this will be retained for three years after the date of the meeting. During the period May 2020 to April 2021, due to the Covid-19 pandemic situation, Planning Committee meetings were broadcast via Youtube and these meetings are also retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Since the Coronavirus restrictions have eased the Authority has returned to physical meetings. However, meetings of the Authority and its Committees may still take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: Cllr P Brady
Vice Chair: Mr K Smith

Cllr W Armitage	Cllr M Chaplin
Cllr D Chapman	Ms A Harling
Cllr A Hart	Cllr I Huddlestone
Cllr A McCloy	Cllr D Murphy
Cllr Mrs K Potter	Cllr V Priestley
Cllr K Richardson	Cllr J Wharmby

Other invited Members: (May speak but not vote)

Prof J Haddock-Fraser Cllr C Greaves

Constituent Authorities
Secretary of State for the Environment
Natural England

This page is intentionally left blank

Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



MINUTES

Meeting: **Planning Committee**

Date: Friday 3 March 2023 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: Cllr P Brady

Present: Mr K Smith, Cllr W Armitage, Cllr M Chaplin, Cllr D Chapman, Cllr A Hart, Cllr I Huddleston, Cllr A McCloy, Cllr D Murphy, Cllr Mrs K Potter, Cllr V Priestley and Cllr K Richardson

Apologies for absence: Cllr J Wharmby.

16/23 ROLL CALL OF MEMBERS PRESENT, APOLOGIES FOR ABSENCE AND MEMBERS DECLARATIONS OF INTEREST

Item 5

Cllr Huddleston, Cllr McCloy, Mr Smith and Cllr Priestley declared an interest as they had received an email from the Agent following the previous Planning Committee.

Item 6

Cllr Brady declared an interest as he knew Ms Stephenson but had not discussed the application.

Cllr Chapman declared a personal and prejudicial interest as he was a near neighbour and had discussed the application with the applicant and would withdraw from the meeting during discussion and voting on this item.

Item 7

All Members declared an interest as the grandfather of the applicant was previously a Member of the Peak District National Park Authority

Cllr Brady and a number of other Members declared an interest as Sir Richard Fitzherbert (speaking in support of the application) was known to them but they had not discussed the application.

Item 8

Cllr Brady declared an interest as the agent Jim Mundy had acted as the Planning Agent for him around six or seven years ago. Cllr Chapman also had engaged the agent in the past. They had not discussed the application.

Items 10 – 16

All Members declared an interest as the car parks were owned by the Peak District National Park Authority.

17/23 MINUTES OF PREVIOUS MEETING ON 27 JANUARY 2023

The minutes of the previous meeting of the Planning Committee held on 27 January 2023 were approved as a correct record.

18/23 URGENT BUSINESS

There was no urgent business.

19/23 PUBLIC PARTICIPATION

Eight members of the public were present to make representations to the Committee.

20/23 PRIOR NOTIFICATION - GDO NOTIFICATION - NEW BUILDING FOR MIXED AGRICULTURAL USE ON LAND AT MIDDLE HAY, LONG LANE, CRESSBROOK DALE (NP/GDO/0322/0431/ MN/ALN)

The report was introduced by the Planning Officer who asked Members to note that the identification of two possible alternative sites should not impact on the decision of the application before them.

The application had been deferred from the previous meeting of the Planning Committee to allow for clearer and better information to be supplied.

The following spoke under the public participation at meetings scheme:

- Rebecca Hilton - Agent

Members expressed concerns regarding the position and size of the proposed building and the impact on the landscape of a building of such scale.

The motion to refuse the application in line with the Officer recommendation was moved.

Officers confirmed that a scheme of tree planting had been proposed but the effectiveness of the trees on reducing the views from the surrounding landscape was uncertain and the trees would likely take 10 – 20 years to have a significant impact. Members also raised the issue of increasing amounts of tree disease which could impact on the planting and reduce any screening levels.

The motion to refuse the application in line with the Officer recommendation was seconded put to the vote and carried.

RECOMMENDATION:

That Prior Approval be REFUSED for the following reasons:

The siting, design, and external appearance of the development would result in significant harm to the character of the landscape, by virtue of the building's isolated and prominent position within open countryside and in a largely unsettled landscape, contrary to policies GSP1, GSP2, GSP3, L1, DMC1, DMC3, and DME1 of the Authority's Local Plan, as well as to paragraph 176 of the NPPF.

Cllr David Chapman left the room due to a personal and prejudicial interest.

21/23 FULL APPLICATION - CONSOLIDATION OF 2 AFFORDABLE DWELLINGS IN TO ONE SINGLE DWELLING, FORGET ME NOT COTTAGE, MAIN STREET, CHELMORTON (NP/DDD/1122/1370, JS)

Members had driven past the site on the previous day.

The report was introduced by the Planning Officer who emphasised that the proposal to consolidate the two affordable homes would result in the loss of small, affordable housing stock. The applicant had offered to sign a legal agreement to ensure that the building was converted back to two separate dwellings if they were to sell the home.

The following spoke under the public participation at meetings scheme:

- Fiona Stephenson, Agent

Members noted the concerns of the Officers regarding the loss of the two small affordable homes but were satisfied that the accommodation would still meet a local need affordable housing given the circumstance of the applicants and that an agreement to change the accommodation back to two small homes if the applicants were to vacate the property was sufficient to ensure the Affordable Homes stock is maintained.

A question was raised regarding why the applicant needed Planning Permission to make the change as internal changes or amalgamation of two dwellings to one would not normally require permission. The Head of Planning clarified that because the proposal would result in the loss of two affordable houses that satisfied adopted policies to one large and unaffordable property that would materially change the housing stock, as well as being contrary to policy. Allied to this there were some minor external changes which would materially change the character and appearance from two smaller dwellings to one large dwelling. As such the merging of the two properties in this case amounted to a material change of use.

A motion to approve the application contrary to Officer recommendation was moved and seconded.

Members requested that the current plan to remove the second front door be changed to keep the door in place and maintain the symmetrical appearance of the building, also making it easier to convert back to two properties. Officers agreed to add a condition to ensure that the front door was not converted to a window and also to put in place a new S106 Obligation to modify the current Obligation to enable the development to proceed

and thereafter to return the homes to two smaller houses, upon cessation of occupation by the current owners.

A motion to approve the application and subject to the above condition to secure the other necessary conditions as determined by the Head of Planning and the legal agreement referred to above being in place was moved and seconded.

RESOLVED:

The application was APPROVED contrary to Officer recommendation and subject to the necessary conditions including the provision of an alternative scheme for the second door which should remain and he entering into of a Section 106 legal agreement being in place to secure the development as a single dwelling until such time that it is disposed of by the current occupiers, at which point it is to be returned to two affordable dwellings, including the necessary legal agreements to secure them as such in perpetuity, and including a return to their previous layouts and designs.

The Committee adjourned at 11.00 for a break and returned at 11.05 Cllr Chapman re-joined the meeting.

22/23 FULL APPLICATION - ERECTION OF LOCAL NEEDS DWELLING, LAND TO NORTH OF SHARPLOW COTTAGE, TISSINGTON (NP/DDD/0722/0876 ALN)

Members had visited the site on the previous day.

The Planning Officer introduced the report detailing the application for an affordable home outside the conservation area, on the edge of the village of Tissington.

The scheme had been amended to reduce the elevation of the property which had been a concern and the proposal was now in keeping with the surrounding properties.

The reason for refusal was that the proposed dwelling was larger than the recommended floor space for a dwelling for five persons which would be occupied by two. The recommended size for two persons set out in the practice note produced in 2021 is 70 sqm, the proposed dwelling was 97 sqm in size.

The following spoke under the public participation at meetings scheme:

- Laura Mellstrom – Supporter
- Chris Carr – Applicants grandfather – Supporter
- Sir Richard Fitzherbert – Chair of Tssington Parish Council – Supporter
- Mr Stephen Carr – Applicant

Members noted the limitation of the current housing stock in the village of Tissington and raised concerns that the applicant may find the need to extend the property in the future which could cause a reduction in the suitability for the site.

A motion to approve the application subject to the entering into of a Section 106 Agreement to secure local needs and occupancy and conditions contrary to Officer recommendation was moved and seconded.

Policy DMH1 was discussed and the possibility of a requirement for additional living space raised as a concern. DMH7 allows an extension of 10% on affordable housing.

The Head of Planning advised Members that the use of material planning considerations should be the driver for planning decisions not 'common sense' as stated by many of the Members, which is not always focussed on matters of land-use and development of the National Park.

Members requested that Officers discussed with the Applicant the introduction of measures to reduce climate change as part of the development.

The motion to approve the application was voted on and carried.

RESOLVED:

The application was APPROVED contrary to Officer recommendation subject to entering into a Section 106 Agreement securing local needs and occupancy and with the following conditions:

- 1. The development hereby permitted shall be begun within 2 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted location plan and amended plan numbers Carr-PP Rev B and Carr-PSP Rev B, subject to the following conditions or modifications.**
- 3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, porches, ancillary buildings, solar pv panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**
- 4. Before work commences, a climate change mitigation scheme shall be submitted to and approved in writing by the National Park Authority. Thereafter the approved measures shall be implemented in accordance with the approved scheme before the dwelling is first occupied.**
- 5. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.**
- 6. A new vehicular access shall be formed to Rakes Lane in accordance with the application drawings, laid out, constructed and provided with 2.4m x 43m visibility splays in either direction. The area in advance of the sightlines being maintained throughout the life of the development clear of**

any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

7. The gradient of the new private driveways and vehicular accesses shall not exceed 1:15 for the first 5m from the nearside highway boundary. Where sloping towards the highway, measures shall be installed at the interface between the private driveway and the highway to prevent the flow of surface water onto the highway.
8. The proposed area of hardstanding within the curtilage of the application site as shown on the submitted plans shall be used for the parking of vehicles clear of Rakes Lane and shall be maintained free of any impediment to its designated use.
9. Prior to the first occupation of the dwelling hereby permitted, a bin collection/store point shall be provided adjacent to and clear of the highway, being located clear of accesses, parking and turning provision and retained thereafter free from impediment to designated use, so bins can be stored clear of the highway on collection day.
10. Before commencing the development hereby approved a detailed scheme for landscaping (including tree and shrub planting seeding or turfing, earth mounding, walling, fencing or ground surfacing as necessary) shall be submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out to the reasonable satisfaction of the Authority within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.
11. The walls shall be constructed in natural limestone. Prior to the erection of the external walls a sample panel of at least 1.0 metre square shall be constructed on the site. The National Park Authority shall be informed on the completion of the sample panel which shall then be inspected and approved in writing by the National Park Authority. All subsequent walling shall match the approved sample panel in terms of stone colour, size, texture, coursing and pointing, subject to whatever reasonable modifications may be specifically required in writing by the Authority. If necessary the Authority shall request the construction of another sample panel incorporating the required modifications.
12. All window and door frames shall be recessed a minimum of 100 mm (approximately 4 inches) from the external face of the wall.
13. All window openings shall be provided with natural limestone lintels and sills, and all door openings provided with natural limestone lintels.
14. The windows shall be side hung casements, constructed in timber. Prior to the installation of any windows and doors, full details at a scale of 1:20 of their precise design, including any glazing bar detail and external finish, shall be submitted to and approved in writing by the National Park

Authority. The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.

- 15.** The rainwater goods shall be cast metal and shall be fixed directly to the stonework with rise and fall brackets and without the use of a fascia,
- 16.** The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.
- 17.** All soil vent pipes shall be completely internal.
- 18.** Before work commences on the chimneys, a sample of the red brick shall be submitted to an approved in writing by the National Park Authority. Thereafter the chimneys shall be constructed in full accordance with the approved details.
- 19.** Before work commences on any external lighting, a lighting scheme shall be submitted to an approved in writing by the National Park Authority. Thereafter the lighting shall be installed in full accordance with the approved details.
- 20.** The roof shall be clad in Staffordshire blue clay tiles. Before work commences on the roof, a sample of the clay tiles shall be submitted to an approved in writing by the National Park Authority. Thereafter the roof shall be clad in full accordance with the approved details.

23/23 FULL APPLICATION - SINGLE STOREY EXTENSIONS, INTERNAL ALTERATIONS AND REPLACEMENT GARAGE AT GREYSTONES, HIGH STREET, CALVER (NP/DDD/0821/0848/SW)

The Planning Officer introduced the report which outlined the objection to the extension to the front of the building which was contrary to design guidelines. There were also concerns regarding the cladding in the design which was not in keeping with local materials, and the large windows which would have an adverse impact on the conservation area. Officers had advised the applicant to make the changes prior to bringing the report to the Committee but this advice had not been taken.

The following spoke under the public participation at meetings scheme:

- Tim Ward – Supporter
- Richard Cronin, Applicant & Jim Mundy, Agent to share the 3 minute allocation.

Members noted the design guide issues and the dominance of the extension to the main house. Other issues with the proposal were noted by Members including the fenestration/cladding/roofing/eaves/soffits and the question was asked if the extension would be subordinate to the house?

A motion to approve the application contrary to the Officer recommendation was moved and seconded on the grounds that the proposal would be an improvement on the current situation.

The Planning Officers agreed that improvements to the design could be made and the Agent had shown that they were mindful to make the changes suggested by Officers including the use of traditional render.

It was suggested that a decision regarding the application would be delegated following further discussions between the Planning Officers and the Agent and only brought back if agreement could not be reached.

A motion to defer the decision and delegate it to the Head of Planning following further discussions regarding the application design was moved.

The motion to approve the application contrary to Officer recommendation was withdrawn.

A motion to defer the application for further discussion and to delegate to Officers the decision was seconded, put to the vote and carried.

RESOLVED

That the application be DEFERRED to allow for further discussion between the Officer and the Applicant/Agent to take place and for the decision to be delegated to the Head of Planning.

24/23

REVIEW OF OLD MINERALS PERMISSION (ROMP) APPLICATION - ROMP TO FACILITATE THE EXTRACTION OF 33 MILLION TONNES OF MINERAL AT BELLOW/DOVEHOLES QUARRY (NP/HPK/0322/0437, RB)

The Minerals Planner introduced the report to the Committee and confirmed that Planning Permission had already been granted for the extraction of Limestone from the site and the report was an update on that permission.

Some new or amended conditions had been provisionally agreed with the operator following the submission of the schedule of the environmental statement. However the final working of the conditions would be agreed with the operator following the committee meeting.

Members thanked the Minerals Planner for the clear report and presentation and requested more information regarding the impact of the works on local residents of noise, dust and vibration. As the site was on the border of the National Park some of those residents impacted lived in the area covered by Derbyshire County Council (DCC), not the National Park Authority. DCC were monitoring the impact on those homes. There were two properties within the National Park Authority boundaries that were affected by the noise from the cement plant which is controlled by a separate agreement. The conditions as set out in the report are almost identical to those set out by DCC for the area outside the National Park boundary and are compatible.

The 17% biodiversity net gain is measured by an assessment of the current application site. Ecological officers and consultants use a Government set calculator based on the habitat units currently identified.

Members requested that Officers looked into a restoration bond with the site owners to ensure that if the company were to fold the work to restore the land would still take place. Officers agreed to discuss this with the operators.

A motion to approve the recommendation to agree in principle and to grant officer delegation was moved, seconded, put to the vote and carried.

RESOLVED

That the Committee agreed, in principle the following scheme of conditions and granted to the Head of Planning delegated authority to reach final agreement on the conditions with the Applicant.

- 1. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission.**
- 2. A copy of the decision notice with the approved plans and any subsequently approved documents shall be kept at the Doveholes site office at all times and the terms and contents of them shall be made known to the supervising staff on site. These documents shall be made available to the Mineral Planning Authority on request during normal working hours**
- 3. These conditions shall apply to the whole area of the site outlined in red on plan drawing reference numbers 21-07/P4/DOV/1 to which former planning permission ref 1986/9/16 and HPK0697092 relates and shall supersede the sole planning condition contained in that consent.**
- 4. For the purpose of Condition 3, the approved documents for this planning consent shall comprise:**
 - **Planning Statement ROMP 24.03.22 FINAL as updated**
 - **140107_002.018_DH019b_Gutted Quarry-Final Restoration Masterplan**
 - **dov_mod1021_pw-2500_a0;**
 - **21-4-0951 Geological Summary Report;**
 - **220309_002.018_DH048_Below Diversion Restoration Techniques;**
 - **220309_002 018_Below Lane diversion RoMP__Explanation of Restoration Tech;**
 - **CEMEX Dove Holes SCI Mar 22;**
 - **dov_mod1021_pw_1250_b;**
 - **21-07-P4-DOV-4 Aerial Site Plan;**
 - **21-07-P4-DOV-3- Aerial - Location Plan;**
 - **21-07-P4-DOV-2A Site Plan**
 - **21-07-P4-DOV-1- Location;**
 - **21-4-0951_BELOW_CURRENT REV4;**
 - **220309_002.018_DH046_Below Diversion_Section A-A';**
 - **21-4-0951_BEELOW_END 2025 REV4;**
 - **21-4-0951_BEELOW_END 2022 REV4;**
 - **21-4-0951_BEELOW_END 2022 REV4;**
 - **21-4-0951_BEELOW_END 2030 REV4;**
 - **21-4-0951_BEELOW_END 2040 REV4**
 - **220309_002.018_DH044_Doveholes Quarry Final Restoration Masterplan;**
 - **ES - Chapter 9 Air Quality FINAL;**
 - **ES Vibration chapter 10 - Final - 07.03.22;**
 - **TP - Dove Holes Peak Park RoMP HIA - Chapter 6.**
- 5. The applicant shall notify the Mineral Planning Authority in writing within seven working days of the commencement of the development**

-
- 6. Extraction of minerals and the deposit of any mineral waste on the site shall cease by 22 February 2042. On or before that date, all mineral extraction operations shall have ceased and the quarry shall be restored in accordance with the conditions contained in this consent.**
 - 7. Except in emergencies to maintain safe site operations which shall be notified to the Mineral Planning Authority as soon as practicable, no lights shall be illuminated (other than security lighting) nor shall any operations or activities authorised or required by this permission be carried out except between the following times:**
 - 1.Site Development and Surface Restoration:**
 - a) This includes site preparation, plant and services installation, soil stripping, bund formation and removal, surface restoration works, site clearance and access removal:
0700hrs – 1900hrs Monday to Friday
0700hrs – 1300hrs Saturday**
 - b) Drilling
0700hrs – 1900hrs Monday to Friday
0700hrs – 1900hrs Saturday**
 - c) Blasting
1000hrs – 1800hrs Monday to Friday**
 - d) Limestone extraction, loading of materials and their transportation
0500hrs – 2000hrs on any day**
 - 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 or any subsequent revisions, modifications, revocation or re-enactment, no buildings, plant or machinery, structures or erections required for the winning, working, treatment, preparation for sale, consumption or utilisation of mineral under this consent shall be erected on the site without the prior written approval of the Mineral Planning Authority.**
 - 9. During the life of this permission the site shall be securely fenced and gated in order to prevent unauthorised access. Such fencing and gate(s) shall be maintained to the satisfaction of the Mineral Planning Authority throughout the life of the planning permission.**
 - 10. At such time as they are no longer required for the approved development, all plant and structures, other installations, tanks, machinery and temporary buildings shall be dismantled and permanently removed from the site.**
 - 11. The sole means of vehicular access to and egress from the site shall be through the adjoining Doveholes site and via the existing access road off Dale Road, Doveholes, Brixton.**
 - 12. In the event that mineral operations are temporarily suspended for a period exceeding 2 years, then within 24 months from the suspension of mineral extraction an interim restoration scheme for the site and timetable for its completion shall be submitted for approval to the Mineral Planning Authority and implemented thereafter.**

- 13. In the event that mineral operations permanently cease prior to the full implementation of the approved scheme, a revised scheme to include details of restoration, aftercare and the timescale for the completion of the restoration works, shall be submitted for approval to the Mineral Planning Authority within 12 months of the permanent cessation of working.**
- 14. Prior to soil stripping operations and the formation of storage mounds a scheme for grass seeding and management shall be submitted for the written approval of the Mineral Planning Authority. The seeding and management of the storage mounds shall be carried out in accordance with the approved details.**
- 15. Topsoil, subsoil and overburden shall be stored separately. The position of these storage mounds to be agreed in writing with the Mineral Planning Authority before any soil stripping operations commence. Where such materials are not to be used directly for restoration purposes, they shall be placed in separate storage mounds.**
- 16. The stripping and movement of soils shall be restricted to occasions when the soil is in a suitably dry and friable condition and the ground is suitably dry to allow the passage of heavy vehicles.**
- 17. No plant or heavy vehicles (with the exception of agricultural vehicles) shall traverse over any areas of unstripped topsoil except for the purpose of stripping operations.**
- 18. All stored topsoil, subsoil and overburden shall be seeded during the first available season with an appropriate seed mix to be agreed in writing with the Mineral Planning Authority before soil stripping operations commence.**
- 19. All soil and overburden shall be retained on site for use in its reclamation.**
- 20. The site shall be kept clear of noxious and invasive weeds during extraction and restoration works to the satisfaction of the Planning Authority. These species are:**
- 21. American skunk cabbage; Chilean rhubarb; Curly waterweed; Floating pennywort; Giant hogweed; Himalayan balsam; Nuttall's waterweed; Parrot's feather; Alligator weed; Asiatic tearthumb; Balloon vine; Broomsedge bluestem; Chinese bushclover; Chinese tallow; Common milkweed; Crimson fountaingrass; Eastern baccharis; Fanwort; Floating primrose-willow; Golden wreath wattle; Japanese hop; Japanese stiltgrass; Kudzu vine; Mesquite; Perennial veldt grass; Persian hogweed; Purple pampas grass; Salvinia moss; Senegal tea plant; Sosnowsky's hogweed; Tree of Heaven; Vine-like fern; Water hyacinth; Water-primrose; Whitetop weed.**
- 21. All operations for the winning and working of minerals, restoration works and ancillary operations and development shall be carried out in such a manner as to minimise the generation of dust, and suitable dust prevention and control measures shall be implemented and maintained at all times during the carrying out of the approved development. At such times as any operation gives rise to unacceptable levels of dust leaving the site, that operation shall be temporarily suspended until such time as conditions improve or the operation can be effectively controlled.**

- 22. From the date that these conditions come into effect, the dust mitigation and monitoring procedures set out in the Air Quality chapter (9) of the Environmental Statement submitted alongside the ROMP application shall be fully implemented and thereafter complied with at all times for the remainder of the development.**
- 23. Dust from the site shall be monitored in accordance with a scheme that has received the written approval of the Mineral Planning Authority. The scheme, which shall be submitted no later than 3 months prior to the commencement of mineral operations shall be implemented as approved by the Mineral Planning Authority, shall include details on the following:**
- a) Measures to be used to reduce dust**
 - b) Monitoring Objectives**
 - c) Location, number and type of dust gauge monitors**
 - d) Duration and frequency of monitoring**
 - e) Proposed analysis of contents**
 - f) Provision of results to be made available to the Mineral Planning Authority**
 - g) Trigger levels and an action plan in the event of levels being exceeded.**
 - h) Mitigation measures if required**
 - i) Proposals for implementing, reviewing and updating the scheme**
A programme of implementation.
- 24. Subject to paragraph (a) to this Condition, the received noise levels as measured at each of the potentially noise sensitive properties as identified in column 1 of the table below and on Figure 1 of the Noise Assessment Appendices (submitted with the ES) shall not exceed the corresponding noise level limits expressed in dB LAeq, 1hr (free field) set out in columns 2 – 4 of the table as a result of the continuation of the development permitted by the relevant permissions.**
- a. During noisy short term activities at the site, the received noise level limits, as measured at each of the noise sensitive properties identified in column 1 of the table below, may exceed the limits set out in columns 2 to 4 of the table below during the daytime only for periods not exceeding a total of 8 weeks in any period of 12 months during the remainder of the development. During these periods, the received noise levels shall not exceed 70dB (A) LAeq, 1 hour free field. For the purposes of this condition, noisy short term activities are considered to be such activities as ‘soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance’ as referred to in the National Planning Practice Guidance or any successor document.**

Noise Sensitive Receptor	Daytime (0700 – 1900) Maximum Noise Limit (dB LAeq, 1H)	Evening (1900 – 2200) Maximum Noise Limit (dB LAeq, 1H)	Night time (2200 – 0700) Maximum Noise Limit (dB LAeq, 1H)	Temporary Works Maximum Noise Limit (dB LAeq, 1H)

Lower Barnmoor Farm	50	49		
Ridgeclose Farm	50	45		
Lodesbarn Farm	55	45	42	70
The Meadows	52	52		
Oak House Farm	50	49		

25. From the date that these conditions come into effect, a Noise Action Plan shall be submitted for the prior approval of the Planning Authority. The noise mitigation and monitoring procedures set out in a Noise Action Plan shall be fully implemented and thereafter shall be complied with at all times for the remainder of the development.

26. All vehicles, plant and machinery operated at the site shall be maintained in accordance with the manufacturers specifications at all times and shall be fitted with effective silencers. No such plant shall be operated with all its covers open or removed.

27. Ground Vibration as a result of blasting operations shall not exceed a peak particle velocity of 6 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 12mm/sec as measured at the site boundary to the nearest potentially vibration sensitive buildings (as illustrated by Figure 2 in the Vibration Appendices to the Vibration Chapter 10 contained in the accompanying ES to the application) which are:

Lower Barnmoor Farm;

Ridgeclose Farm;

Lodesbarn Farm;

The Meadows;

Oak House Farm;

The measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.

28. No secondary blasting, including face dressing, shall be carried out without the prior written approval of the Mineral Planning Authority.

29. Prior to the commencement of mineral extraction operations, a Vibration Action Plan shall be submitted and approved by the Mineral Planning Authority. This plan shall include the necessary the measurement shall be the maximum of three mutually perpendicular directions taken at the ground surface. Data from vibration monitoring will be made available to the Authority annually, or at any time upon request.

-
- 30. Details of the location, height, design, sensors and luminance of external lighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties, highways and pollution of the sky) shall be submitted to and approved in writing by the County Planning Authority before any external lighting is used on site. Any scheme that is approved shall be implemented for the duration of the development and no development shall take place other than in accordance with the approved scheme.**
 - 31. There shall be no clearance of trees, scrub, hedgerows or grassland during the bird nesting season (i.e March to August inclusive) in any year unless otherwise approved in writing by the Mineral Planning Authority.**
 - 32. During operational periods of quarry development that take place within the bird nesting season, a cliff nesting bird survey of the site shall be conducted to determine the presence, location, and breeding status of any peregrine falcon, raven or other cliff nesting birds within the site, in particular, where nest site(s) are identified, a 100m buffer area shall be implemented until such time an ecologist has confirmed nesting has ended.**
 - 33. An eDNA test for Great Crested Newts will be carried out in ponds P2 and P4 (as defined by Figure 1 of the Pond Assessment submitted with the Environmental Statement) prior to the commencement of soil stripping operations. Should the test return a positive result a full population survey for Great Crested Newts will be conducted and the results submitted to the Authority. Where GCN's are found to be present a mitigation and working strategy will be submitted to the Authority, for the written approval of the Authority before any soil stripping operations commence. A scheme of restoration and enhancement will be submitted for ponds P2 and P3 will be submitted to the Authority for approval within 12 months of the result of the eDNA tests becoming available.**
 - 34. Prior to commencement of soil stripping operations in association with mineral extraction a Construction Environmental Management Plan (CEMP) shall be submitted for the approval of the Mineral Planning Authority. The CEMP shall include provision for:
 - (i) A Method Statement describing how construction impacts to nesting birds will be avoided**
 - (ii) A Method Statement describing how impacts on brown hare shall be limited**
 - (iii) Method Statement for the creation and establishment of new habitats such as calcareous grasslands, conservation grassland and pond restoration.**
 - (iv) Badger updates surveys and licence for sett closure and disturbance**
 - (v) A scheme of mitigation for bats reflecting those set out in Technical Appendix 7.5 of the submitted ES (with particular regard for lighting design and foraging).****

-
- 35. Prior to the commencement of soil stripping operations in association with mineral extraction a Landscape and Ecology Management Plan (LEMP) shall be submitted for the approval of the Mineral Planning Authority. The LEMP shall include provision for:**
 - a. Monitoring of badgers and nesting birds and badgers;**
 - b. Updates to the Habitat Management Plan and Twite Conservation**
 - c. Management Plan (the LEMP should integrate the Twite Conservation Plan);**
 - d. Monitoring of habitats and key species;**
 - e. The LEMP should include provision for the creation of grasslands including those which will specifically benefit Skylarks; The LEMP should integrate the Twite conservation plan;**
 - f. Integration of the final restoration scheme into the above documents.**
 - 36. Within 12 months of the date that these conditions come into effect a Twite Conservation Management Plan shall be submitted for the approval of the Mineral Planning Authority setting out details of further survey work, details of a five yearly review, and proposed mitigation measures to support the species.**
 - 37. Within 12 months of the date that these conditions come into effect, a comprehensive Habitat Management Plan shall be submitted to the Mineral Planning Authority for its approval. The scheme shall have regard to the mitigation measures set out in Chapter 12 Ecology and Biodiversity of the accompanying ES to the application and the comments of the PDNPA on the submission relating to ecology.**
 - 38. The phased restoration of the site and the off-site compensation habitat creation will take place in accordance with the details and timescales specified in “Figure 12-3 – Compensation Proposals – CEME02-5 CC 020322” “Beelow Quarry ROMP Extension_BNG Statement_Dec22” and “ROMPext_Biodiveristy Metric 3.1”, which seek to achieve a 17.36% increase in the number of habitat units over the life of the development. A Biodiversity Net Gain calculation shall be submitted to the MPA for consideration prior to the completion of restoration works in each phase and prior to the commencement of soil stripping operations in the next phase. The restoration of any phase will be agreed only upon written confirmation of the MPA. If a minimum of 10% increase in habitat units is not achieved over the course of the phased restoration then an additional Habitat Creation Plan shall be submitted to the MPA to be agreed in writing.**
 - 39. Should a Habitat Creation Plan be required, it shall be implemented in full accordance with the approved details and timescales set out within it. Final restoration of the site is required to be confirmed in writing by the MPA.**
 - 40. Within 12 months of these conditions coming into effect, a Geology Action Plan shall be submitted to the Mineral Planning Authority for its written approval and shall include the following:**
 - a) A survey of the Beelow Quarry Regionally Important Geological site (RIGS).**
 - b) A report identifying the key features of the Beelow Quarry RIGS and proposals to ensure the permanent inclusion of stretches of exposed face within the restoration of the quarry, and;**

c) A programme of implementation

- 41. Throughout the period of working and restoration, provision shall be made as necessary for the collection, treatment and disposal of all water entering or arising from the site.**
- 42. There should be no interruption to the surface water and field drainage systems of field drainage supplies surrounding the site except for any necessary diversion or rearrangement of them as part of the proposed development.**
- 43. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious based and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents and gauges must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, and or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.**
- 44. Within 12 months of the date of these conditions coming into effect Water Management Scheme which should include provision for monitoring should be submitted for the approval of the Mineral Planning Authority.**
- 45. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:**
 - a. Cemex. (July 2021). Dove Holes Quarry Flood Risk Assessment, CMP 07/04/2022 and drawing Cemex. (July 2021). Schematic Water Management, 21-07/M/DOV/3, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team;**
 - b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015);**

Have been submitted to and approved in writing by the Authority.
- 46.**
 - a) No development shall take place until the Applicant has submitted a Written Scheme of Investigation for a phased programme of archaeological work covering both field evaluation and mitigation has been submitted to and approved by the National Park Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the National Park Authority. The WSI may require updating prior to the commencement of any mitigation works. The scheme shall include an assessment of significance and research questions and:**
 - i. The programme and methodology of site investigation and recording;**
 - ii. The programme for post investigation assessment;**
 - iii. Provision to be made for analysis of the site investigation and recording;**
 - iv. Provision to be made for publication and dissemination of the analysis**

-
- and records of the site investigation;
 - v. Provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
 - c) The development shall not commence until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
47. Any items of archaeological or scientific interest discovered during the course of excavations should be prepared to the Mineral Planning Authority within 48 hours of being discovered. Subject to giving 24 hours prior notice, safe access shall be afforded to the County Archaeologist, or other such archaeologist as may be nominated by the County Archaeologist, at reasonable times to observe soil stripping and excavation operations and record finds of archaeological interest.
48. The development shall be restored in accordance with the approved Restoration Plan Reference 140107_002.018_DH019b_Gutted Quarry-Final Restoration Masterplan, 21-4-0951_BEELOW_END 2022 REV4; 21-4--0951_BEELOW_END 2025 REV4; 21-4-0951_BEELOW_END 2030 REV4; 21-4-0951_BEELOW_END 2035 REV4; 21-4-0951_BEELOW_END 2040 REV4). The restoration works shall be implemented in accordance with the principles set out in the Restoration Techniques document found at Appendix 8 of the Planning Statement.
49. Before the commencement of soil stripping operations in each phase of the extraction operation, a detailed restoration plan/scheme for the that phase will be submitted to the MPA to be agreed in writing. No soil stripping operations shall commence until the operator receives the written approval of the detailed restoration plan/scheme from the MPA. The restoration plan will include surface treatments, soil application, species mix for planting and habitat creation. The restoration of the site will then take place in strict accordance with the approved plans and timescales. The operator will give the MPA written notice within 7 days of the commencement of operations in each phase.
50. A scheme of aftercare to be agreed with the Mineral Planning Authority detailing the steps that are necessary to bring the land to the required standard shall be implemented for a period of 5 years following completion of restoration works. The scheme should include:
- a) The designated areas of the intended after uses of the whole site
 - b) The timing and pattern of vegetation establishment including species to be planted, grass seeding mixtures and application rates, stock types and size, spacing, method and position of planting

- c) Boundary/dry stone wall construction**
- d) Fertiliser, lime application and weed control based on soil analysis as necessary including chemical analysis**
- e) Drainage proposals including timing of installation work, maintenance works or temporary drainage measures including ponds and wetlands**
- f) Grassland management including timing of grazing stock, livestock, stocking density and mowing practices**
- g) Watering facilities and provision of supplies as necessary including watercourses field ditch systems and piped field under-drainage as necessary**
- h) The assessment of the introduction of areas to be restored to amenity/nature conservation and its application to local biodiversity objectives**
- i) The creation, management and maintenance of any paths, tracks or roads**
- j) Any other agricultural, silvicultural or conservation treatment particularly relevant to the site**
- k) To provide annually a formal review to consider the restoration and aftercare operations which have taken place on land during the previous year, and the programme of management for the following year. The review shall include a meeting or series of meetings as necessary which shall include the operator, the owners of the land and the Mineral Planning Authority; and**
- l) At least four weeks before the date of each annual review the Operator shall provide the Mineral Planning Authority with a record of the management and operations carried out on the land during the period covered by the review.**

51. On the first day of and every February and October, unless otherwise agreed in writing by the Mineral Planning Authority, after these planning conditions take effect until the cessation of the development, an aftercare meeting shall be convened between the site operator and representatives of the Mineral Planning Authority to review the progress of the development of the site and in particular any restoration and/or aftercare proposed to commence or be completed that year.

52. Any trees or plants which within a period of 5 years from the completion of the restoration die, are removed, or become seriously damaged or diseased, shall be replaced with another of a similar size and species during the next available planting season.

The Committee adjourned at 12.35 and reconvened at 12.45 Cllr Andrew Hart left the meeting at 12.35

Items 10 to 16 on the Agenda were all part of the first tranche of applications for the installation of solar powered car park machines, associated base and

pedestrian standing areas in various National Park Authority sites. Separate applications for signage would follow under the Advertisement Regulations where require once meter installation approved. Members were assured that the impact of introducing parking charges at these sites would be monitored in relation to road parking.

25/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - HIGH PEAK TRAIL CAR PARK, FRIDEN (NP/DDD/1122/1453 DH)

The Planning Officer introduced the report and confirmed that the signage was not part of the application, these would be dealt with separately.

Members asked for clarification regarding whether the grass verge, often used for parking, would be subject to parking charges. The Planning Officer confirmed that the Applicant will be informed of the concerns.

A motion to approve the application in line with Officer recommendation to approve the application was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

26/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - MINNINGLOW CAR PARK, MOULDRIDGE LANE, PIKEHALL (NP/DDD/1122/1455 DH)

The Planning Officer introduced the report and confirmed that the Applicant would be informed of the concerns regarding parking on the verges and the clear signage is required.

A motion to approve the application in line with Officer recommendation to approve was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

27/23 FULL APPLICATION - INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE, MOOR LANE CAR PARK, YOULGREAVE (NP/DDD/1122/1454 DH)

The Planning Officer introduced the report and confirmed that clear signage would be installed to discourage parking on grass verges and that joint discussions had taken place with Derbyshire County Council regarding a traffic regulation order .

Cllr Andrew McCloy declared a personal interest as a Member of Youlgreave Parish Council. He had not been involved in discussions regarding the application with the parish council.

A motion to approve the application in line with Officer recommendation was moved, seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

28/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - MILLDALE CAR PARK, MILLWAY LANE, MILLDALE (NP/SM/1122/1457, DH)

The report was brought forward on the agenda.

The report was introduced by the Planning Officer who highlighted the objection of the Parish Council regarding the concerns regarding the signal strength in the area to ensure the machines are able to operate.

The Planning Officer confirmed that the Applicant had had the signal checked and were informed that it was sufficient for contactless payment.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Statutory Time Limit**
- 2. The development to be in accordance with the submitted specification received 18/11/2022 and the amended site plan received 14/12/22.**

A vote to continue the meeting past three hours was carried.

29/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - UPPER BURBAGE CAR PARK, RINGINGLOW ROAD, STANAGE, SHEFFIELD (NP/HPK/1222/1608 - EJ)

The Planning Officer introduced the report.

Members raised concerns regarding the colour scheme of the signage. The Planning Officer confirmed that due to the size of the signs approval was not required but that the Applicant would be advised of the request. Concerns were also raised regarding the installation of yellow lines in a sensitive landscape.

The Property Team, who has submitted the applications on behalf of the Authority, confirmed that monitoring the payment of parking will be carried out as part of the Authority's partnership with Derbyshire County Council.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans which relocate the tickets machine east-wards to within the verge beside the footpath gate into the adjacent moorland to avoid the underground pipeline easement.**

30/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - BARBER BOOTH ROAD, EDALE (NP/HPK/1122/1452 - EJ)

The report was introduced by the Planning Officer. The local parish council had supported the application as an opportunity to tidy the parking area and rationalise parking.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Statutory Time Limit**
- 2. In accordance with the submitted amended plans**

31/23 FULL APPLICATION - FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE - HOOKS CARR CAR PARK, BIRLEY LANE, HATHERSAGE, (NP/DDD/1122/1458 - EJ)

The report was introduced by the Planning Officer. The local parish council had raised concerns regarding overspill parking and the impact of the concrete base, an extra condition will be added to ensure the base is covered in grass due to the sensitive nature of the location.

A motion to approve the application in line with the Officer recommendation was moved and seconded, voted on and carried.

RESOLVED:

That the application is APPROVED subject to the following conditions:

- 1. Commence development within three years.**
- 2. Carry out in accordance with amended plans showing the meter relocated and elevation plans detailed to show precise installation and mitigation to screen/colour concrete base.**

32/23 HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

RESOLVED:

The report was noted.

5. FULL APPLICATION - ERECTION OF CONVENIENCE STORE WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, LAND ADJACENT NORTH SIDE OF WHITECROSS ROAD AND ADJACENT EAST BOUNDARY OF TIDESWELL BUSINESS PARK, TIDESWELL, (NP/DDD/1222/1577, JS)

APPLICANT: ACKROYD & ABBOTT LTD

Summary

1. The application seeks full planning permission for the erection of a convenience store with associated access, parking and landscaping on a site on the northern edge of the village of Tideswell. The store would replace the existing store in the centre of the village, which is relatively small and constrained in layout. The proposed site is considered to be acceptable in terms of its relationship to other development on the edge of the village. Although the location is less central than the existing shop, it will provide the village with a larger shop with a greater range of goods and with on-site parking. The siting, layout and design of the proposed building are considered to be acceptable. The application is therefore recommended for approval.

Site and Surroundings

2. The site proposed for the relocation of the store occupies a vacant plot of agricultural land in Tideswell, fronting onto the B6049 Whitecross Road, on the northern edge of the village, to the south-west of the A623 junction at Anchor crossroads. The site is located approximately 300 metres north-east of the centre of Tideswell.
3. To the north-west of the site there are three agricultural buildings, including barns and farmyard. Immediately to the west of the site there is an existing employment site, including the recently completed Markovitz building supplies building. The Whitecross Industrial Estate is a safeguarded employment site in Policy DME3 of the Development Management Plan.
4. The nearest residential properties are to south on both sides of Whitecross Road. Agricultural land adjoins the site to the north and west, with agricultural land on the eastern side of Whitecross Road.
5. The site is served by public transport with a bus stop located approximately 100 metres from the site, on Whitecross Road.
6. The existing Co-op Store is located in the centre of Tideswell at the junction of High Street, Whitecross Road and Church Street. The proposal site is located approximately 550 metres north-east of the existing store.
7. The site is not within Tideswell Conservation Area, which lies to the south. There are no listed buildings on or near the site.

Proposal

8. The application is for the erection of a new, replacement Co-op convenience food store, comprising:
 - A single storey building sited adjacent to the B6049 Whitecross Road;
 - Dedicated loading/unloading bay;
 - Associated car parking area and landscaping.
9. The building's footprint is approximately 480m² (40 metres by 12 metres), with a ridge height of around 6 metres. The internal shop floor area is 279m². The building would be

orientated along the south-eastern boundary. Access would be from an existing estate access road which itself takes access off Whitecross Road.

10. The application is accompanied by a Planning Statement, a Transport Statement, a Landscape and Visual Appraisal, an Archaeological Assessment, an Ecology Assessment and a Phase 1 geophysical desk study.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1 3 year commencement.**
- 2. Restrict use to a convenience store within the Use Classes Order.**
- 3. In accordance with submitted plans, subject to detailed design conditions, including use of natural limestone for external walling and boundary walling.**
- 4. Details of any external lighting to be submitted to and agreed by Authority.**
- 5. Carry out agreed landscaping scheme within first planting season following commencement of development.**
- 6. Hours of opening and delivery (not to exceed 8am to 8pm Monday-Saturday, 10am-4pm Sunday).**
- 7. Archaeological watching brief during excavation.**
- 8. Scheme of environmental management measures to be submitted and carried out.**
- 9. Highway conditions.**

Key Issues

- The principle of development
- Impact on the landscape character and special qualities of the National Park
- Economic benefits
- Highways Impacts

History

11. There is no relevant planning history, other than a pre-application request and response in relation to this proposal. This is summarised in the Planning Statement as follows: *“A pre-application meeting was arranged with officers at PDNPA, which was agreed on account of the importance of the convenience operator to the settlement of Tideswell and its proposed relocation.*

Within the meeting, plans were presented to officers, which were considered to be acceptable in principle, subject to amendments concerning the orientation of the site layout. Specifically, it was felt that siting the new premises at the roadside, as opposed to the rear of the site as had been proposed, would be more appropriate so as provide a better visual barrier for the parking area from the public domain. As such, the parking area would be repositioned to the northwest of the proposed new premises.

With consideration to the potential impact on a local centre as a result of the operators proposed relocation, it was also agreed that an appropriate property search would be undertaken within the settlement of Tideswell. This exercise would ensure that there are

no alternative sites that would provide a sequentially preferable location for the new premises. This is discussed in further detail in section 6.4 of this statement.

Finally, the requisite supporting materials to accompany a full application were agreed with officers. All supporting materials have been either submitted with the application or are in preparation to be submitted within the determination period (where not explicitly required for validation purposes).”

Consultations

12. Highway Authority: *“The vehicular access to the proposed site is from Whitecross Road, which is an unlit Classified Road subject to 30mph at the east of Meverill Road. The vehicular access road appears substandard in terms of surfacing and may require to be upgraded. The upgrading of the access road in terms of street lighting also needs to be assessed.*

It is further noted that the overgrown pedestrian footway is provided on the western side of the access road on the opposite side, and the footway at the frontage of the new store will be proposed as shown on plan 210_02/E. To enhance connectivity of the site, the continuous footway also needs to propose at the western side where possible and needs to be connected with the proposed footway at the frontage of the site.

Furthermore, the requirement of a pedestrian crossing point also needs to be assessed on the access road or at the appropriate location. A revised drawing be submitted to show the works advised above. It is noted that the closest bus stops to the site are located on Whitecross Road to the southwest of the site, within 150m walking distance; this is welcome.

The trip generation information suggests the trip generation of 91 two-way vehicle trips in the AM peak, 76 two-way trips in the PM peak hour and 60 two-way vehicle trips in the Saturday peak hour, however out of the total trips, it is stated that the TS that 85% trips are pass-by and only 15% trips are new trips on the highways network. It is considered that 15% of new trips are low and needs to be investigated.

It is noted that a total of 27 car parking spaces have been proposed including 2 disabled bays as per the requirement in the Peak District National Park in Development Management Policies – Appendix 10. The proposed car parking is acceptable; however, the dimension of the bays and aisle width needs to be shown. The Highway Authority is also satisfied that a servicing area has also been proposed. The cycle parking numbers also need to be identified.

The Highway Authority recommends that a Travel Plan Statement be submitted for this proposal.”

In response to this, the applicants have submitted additional information, which has been forwarded to the Highway Authority. The Highway Authority now has no objection to the application and recommends conditions relating to a construction management plan, proviso of the new access and car parking, pedestrian access, and visibility splays.

13. District Council: No response.

14. Tideswell Parish Council: *“The Parish Council have viewed the application and understand the reasons made for the relocation of the store. Whilst we are concerned about the loss of the amenity in the centre of the village, we would like to put on record that we believe it is very important that the existing building is put to good use and the possibility of retail opportunities are prioritised in the planning process for the ground floor.*

In the proposed application we would want to see suitable pedestrian access in place involving a pedestrian crossing and with better lighting for those visiting the store in hours of darkness. Pavement access on the way from the village to the area should be improved from its current state.

Provision for electric vehicle charging is desirable.

We would request that the inclusion of a post office be included in this plan with the current post office facility due to close shortly due to retirement. When the post office closed before there was a very significant amount of support from residents for a post office to remain in the Parish and that is still the case”.

15. Environment agency: EA has no formal comment to make. *“The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site. There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency”.*

16. PDNPA Policy Team:

The proposed store has a floorspace of 441sqm with a large area of hardstanding. There is a question whether the proposal should be considered as a Major application. In considering this, Licensing Laws can be referred to when assessing the size/scale of a shop: these regard ‘small scale’ as being under 280sqm. This size is also reflected in the Use Classes Order, with the local shop (F2) considered as being under 280sqm.

- The interpretation of small scale also raises issues with regards to policy DS1, which allows for ‘small-scale retail’.

- What are the exceptional circumstances to justify this development in accordance with GSP1 and GSP2? Significant net benefits are required to satisfy these policies.

- Policy GSP3 is also relevant when considering whether the scale of development appropriate to the character and appearance of the National Park The proposed development is on a greenfield site at the edge of the field will impact on the dark skies. We cannot see a lighting scheme for the proposal, nor does the LVIA consider lighting issues. The issue of lighting and landscape impact should be discussed with the Landscape Architect.

- Does the applicant expect shopping patterns to change? e.g. are they looking to serve the needs of the local community the settlement’s visitor capacity (as per Policy HC5a and para 7.6 pf the DMP) or to appeal to a wider catchment of trade? It is noted from the Derbyshire Dales Retail Study that the shop is currently used as a ‘top up’ shop and not for main food shops.

- Although the NPPF says that the sequential approach (to edge of centre proposals) should not be applied to applications for small scale rural development (para 89) and that ‘sites to meet local business and 2 community needs . . . may have to be found adjacent to or beyond existing settlements’, Core Strategy HC5B establishes a clear policy principle intended to apply to village centres as well as Bakewell, that ‘significant out of centre retail development will not be permitted’. The DMP did not define the impacts to be tested as was stated in para 12.30, so it would be relevant to consider whether the proposal is ‘significant’, and what impacts it may have, in the context of the Guidance for setting a locally appropriate impact test. For Tideswell these are likely to be: scale relative to the village centre, existing viability and vitality of the village centre, cumulative effects of recent developments and the vulnerability of the village centre.

- Policy DMC4 also needs consideration – how does the development relate to the settlement’s historic pattern of development, including the village centre.

- NPPF para 92 is relevant, which amongst other things, promotes healthy and inclusive safe places, mixed-use developments and social interaction, as well as encouraging safe and accessible links for walking and cycling. NPPF para 84 is also relevant for rural local business and community development that is ‘adjacent to or beyond existing settlements’. Such development must be ‘sensitive to surroundings, not have unacceptable impact on local roads, exploit any opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or public transport’.

- From a Thriving and Sustainable Communities perspective the proposals for the vacated building are important for maintaining the strength of the village centre. Has there been any discussion with regards to the vacated building?

- Due consideration is also required regarding the impact the development would have in terms of encouraging sustainable travel patterns.

- It is considered that the sustainability measures are insufficient to satisfy policy CC1.
- If the application is approved we should explore defining the relevant category within Use Class E (i.e. E(a)). This is because, unlike the current store which would be considered a village store under Use Class F2 (i.e. less than 280sqm), the proposed store would fall within Use Class E, which could be interchangeable with the other E class uses.

17. PDNPA Transport Officer: The Transport Officer highlights issues with the Transport assessment, notably the comparator sites that are referred to being in urban rather than rural locations. He also requests submission of a Travel Plan. For a development of this size, he believes that a travel plan would be appropriate. The primary scope would be for staff employed at the site, but there is also an opportunity to influence customer behaviour as well. (This has now been submitted). In terms of parking, he notes inconsistencies between the level of parking referred to in various application documents (either 27 or 28) The Peak District National Park Parking Standards has a minimum standard of 1 space per 30m² and a maximum standard of 1 space per 25m² for 'General Shops'. There is also an allowance for staff parking of 1 space per 100m². In this case the floorspace of the proposed development is 441m². Based on the Peak District National Park Authority Parking Standards, this would equate to an allocation of parking spaces for the development of a minimum of 19 and a maximum of 22. Given the nature of the location and the proximity of the store to the village, he believes that a maximum number of 22 spaces is appropriate.

The provision of secure cycle parking is welcomed, given the relative ease of cycle access from the settlement. The provision of cycle parking offers the opportunity to encourage sustainable transport access to the site. In most cases, the Authority would wish to see EV charging points included as part of the development. However, in this case, the anticipated throughput and short dwell time would reduce the usefulness of provision as part of this development.

He has now commented on the submitted Travel Plan, but he does not consider that this addresses the issue of how many car parking spaces are to be provided; the agent has been asked to respond to this.

Representations

18. We have received eight representations, with four objecting to the application and four supporting it.

19. The objections raise the following points:

- The current store is well located in the centre of Tideswell. Relocating it will lead to people having to drive there. Should remain where it is. Oppose use of green land for a new development.
- Whilst we understand, from a business angle, the reason to wanting to increase the capacity of the existing Co-op by relocating to a new location within the village,
- Firstly, that it is wrong to build on a greenfield site.
- Secondly, access: whilst the new site would be most suitable for drivers, there are many elderly residents whose mobility is restricted. Some of them do not have easy access to a car. At present they are able to reach all of the village's facilities, including the Co-op. For such people, it would be a serious (and for some an impossible) to get to and from the new site.
- Thirdly, the likely effect of the relocation on other businesses and traders. These will probably be negatively impacted by this proposed development. The new Co-op would no doubt offer more product lines. so the likes of Tindalls and Poppies and possibly even the pharmacy will be detrimentally affected by this increased direct competition. Many of these businesses together with the various cafes and the bookshop, are reliant for part of their trade on footfall in the village centre. A relocated Co-op would cater largely for "one stop" shoppers who, having done their

shop, need not wander around the heart of the village itself. Our small businesses are valued not just for the things which they sell but also for their important social gathering function which serves to link people to place. They all help to bring the village to life. Sever this and Tideswell as an active and vibrant community could be changed irreparably.

20. Those supporting the application raise the following points, which include some questions:
- This will help ease congestion around the current location, and benefit disabled shoppers. The increased range will also give locals more options.
 - A village the size of Tideswell needs a shop much larger than the present Co-Op. There appears to be very little scope for further development on the present site and, as far as I can see, there are no alternative suitable sites near the village centre.
 - A better Co-Op in the village would reduce the need to travel so frequently to Buxton or elsewhere. Many people who shop in the current Co-op get there by car so there would be no change for them. Many other people, often elderly, walk to the current Co-Op. They would undoubtedly be disadvantaged.
 - Moving the store will have a detrimental effect on Tideswell's centre, but it is important to most people that we have a store, especially a larger one with a wider choice of goods; people have tended to be critical about the limited range prompting them to shop elsewhere.
 - The application states that there's a footpath on the south side of Whitecross Road which would require pedestrians to cross what is, at times, a busy road. Therefore some kind of crossing should be installed for pedestrian safety.
 - The application states that the site is 'well served by public transport', but it is served by services 173 (Bakewell-Castleton) and 65 (Buxton-Sheffield) which both only run at two hourly intervals.
 - We would appreciate it if the Co-op to tell us what they intend to do with the existing building.

Main Policies

21. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, CC1, HC4, HC5.
22. Relevant Development Management policies: DMC3, DMS1, DME8, DMT3, DMT8.

National Planning Policy Framework

23. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.
24. Paragraph 176 states that "*great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.*"

Peak District National Park Core Strategy

25. Policy GSP1 sets out the broad strategy for achieving the National Park’s objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
26. Policy GSP2: *Enhancing the National Park* states that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. Development in settlements necessary for the treatment, removal or relocation of nonconforming uses to an acceptable site, or which would enhance the valued characteristics of the National Park will be permitted.
27. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
28. Policy GSP4 says that to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting, including, where consistent with government guidance, using planning conditions and planning obligations.
29. Policy DS1 sets out the Development Strategy for the National Park. DS1.C. sets out the forms of development that are acceptable in principle in the countryside outside of the Natural Zone. There is no scope for the erection of new housing here other than as part of development needed to secure effective conservation and enhancement.
30. Policy L1 says that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
31. Policy HC4 Provision and retention of community services and facilities states: *“Proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is: I. no longer needed; or II. available elsewhere in the settlement; or III. can no longer be viable. Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.”*

32. HC5: Shops, professional services and related activities says that in towns and villages:
“A. Shops, professional services and related activities must:
I. be located within the Bakewell Central Shopping Area, or in or on the edge of named settlements listed in policy DS1; and
II. be of appropriate scale to serve the needs of the local community and the settlement’s visitor capacity.
B. Significant out of centre retail developments will not be permitted.
C. Related activities such as professional services, and premises for the sale and consumption of food and drink, will be permitted provided that there is no harm to living conditions or to the role or character of the area, including its vitality and viability”.
33. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources, taking into account the energy hierarchy and achieving the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

34. The most relevant development management policies are DMC3, DMS1, DME8, DMT3 and DMT6.
35. Policy DMC3 says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
36. Policy DMS1 *Shops, professional services and related activities in Core Strategy policy DS1 settlements* says:
In furtherance of Core Strategy policy HC5, shops, professional services and premises for the sale and consumption of food and drink within settlements listed in Core Strategy policy DS1 will be encouraged provided that:
i. there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock; and
ii. in newly built shops (and in those conversions that involve substantial change to an existing building) where upper floors are proposed or already exist, provision is made for access allowing separate use of upper floors. This should be from an entrance onto the front of the building wherever possible”.
37. Policy DME8 provides additional advice on new employment development, with reiteration of the need to minimise the impact of development on valued characteristics and amenities within a locality. Particular attention should be paid to the visibility of any new development from evident vantage points, reducing the visibility of vehicles and plant equipment, and regulating noise and other disturbances through establishing appropriate times of operation.
38. Policy DMT3 sets out that development will only be permitted where a safe access that is achievable for all people can be provided in a way that does not detract from the character and appearance of the locality.
39. DMT6 Business parking states:
“A. New or enlarged car parks will not be permitted unless a clear, demonstrable need can be shown.
B. Where planning permission is required, additional parking provision should be of a limited nature, whilst being appropriate to the size of the development and taking account of its location and the visual impact of parking”.

Assessment

Principle of proposed development

40. Development management policy DMS1 (set out above) says that in furtherance of Core Strategy policy HC5, shops, professional services and premises for the sale and consumption of food and drink within settlements listed in Core Strategy policy DS1 will be encouraged provided that there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock. Core Strategy Policy HC5 seeks to locate shops, professional services, and related activities within or on the edge of named settlements listed in Policy DS1. Tideswell is a DS1 settlement. Policy DS1 also says that these developments must be of appropriate scale to serve the needs of the local community and the settlement's visitor capacity.
41. The Authority's Policy Team have asked whether the development would be a major development and refer to the Government's definition of a local shop, which is now included in the Use Classes order. The proposed building is well below the size that would fall within the "major development" category, but it would be larger than the Use Classes Order definition for a local shop. Use Class F2 is for local community uses, with F2 (a) defined as shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres. Although the external footprint of the building is 480 square metres, the retail floor space is 279 square metres, which falls within the "local shop" definition in the Use Classes Order. However, the point made by the Policy team is an important one in that the proposal would only be acceptable if it provides a facility serving the local community, so it is appropriate that any approval restrict the retail use to a convenience store.
42. The supporting documents explain that the existing Co-op store lacks the capacity to serve the local community, particularly in a way that reduces the need to travel beyond the settlement for all convenience needs. In pre-application discussions Officers agreed that the replacement store would be beneficial in its ability to serve a greater proportion of local residents, as well as visitors to the area. Given its location beside the main road through Tideswell, it is evident that the proposals comply with the requirements and limitations of these respective policies.
43. As Tideswell is a DS1 listed settlement and the site is on the edge of the village, officers consider that the proposal is acceptable in principle. This advice was given in the pre-application advice given to the applicants. Officers also agree that whilst the existing store is well-located in the centre of the village, it is small and with a cramped layout, with very limited village centre parking. As such it does not sufficiently serve local residents and other visitors to Tideswell. In this respect, the proposals would deliver an enhanced convenience goods provision and will ensure maintenance of a convenience shop of this nature in Tideswell, which could otherwise be lost.
44. In pre-application advice officers also advised the applicants to set out the consideration of any alternative sites, through a Sequential Test, which seeks to establish the availability, suitability and viability of any sites within an agreed catchment that could accommodate the proposed development, and which are sequentially preferable to the proposal site. Having undertaken a search for available properties and land for commercial use, no suitable were identified. A single café premises in the centre of Tideswell was returned in searches, though this property did not meet any of the criteria to be considered as a sequentially preferable alternative to the proposal site. Officers are not aware of any sequentially preferable sites. Consequently, we conclude that the proposal is acceptable in principle on this site.

45. The Parish Council and some of the representations ask what the future of the existing Co-op building will be. This is also raised in the comments from the Authority's Policy Team. Although this is not a material consideration in the decision on this application, the applicant's agent has been asked if information can be provided on this. The continued use by the building of another retail operator would not require planning permission and would be the preferred option. Some changes of use would be "permitted development" not requiring planning permission, but any changes of use that do require permission would have to meet the requirements of the relevant policies, notably HS4 and DMS2, particularly Part A.

Design and Landscape Impacts

46. The proposed building would sit parallel to Whitecross Road, with gable facing north and south, towards to A623 and the village respectively. It would be a single storey rectangular building, apart from a gabled entrance projection on the west-facing elevation, into the car park. It would have a floor area of approximately 440 square metres. The building would be faced with natural stone, with grey cladding above and in the apex of the gables; the plans state natural gritstone, with gritstone detailing. The agent has been advised that this should be natural limestone, given the location of the site on the edge of a traditional White Peak Village. The roof would be dark grey standing seam cladding, the windows and doors would be anthracite coloured. Signage would be dealt with under the appropriate regulations, which have a specified amount of "permitted development" without the need for express consent.
47. The siting and orientation of the building follows the pre-application advice and the design is considered to be a simple but sympathetic modern interpretation of the local building tradition. Although it is a relatively wide building, it is close to the Whitecross Road industrial estate and to a relatively modern agricultural building. In this context the form and design of the building is considered to be acceptable.
48. The building would be the first building on the roadside when entering the village from the north. However, when seen in the context of the adjacent sites, it would not be unduly intrusive. It would be a relatively low building with a dark roof. A Landscape and Visual Appraisal has been submitted with application. This assesses the landscape character of the site and its surroundings and considers the landscape and visual qualities of the site, its function in the landscape and its contribution to the wider landscape. The work undertaken included an assessment of the existing landscape features, together with a visual appraisal of the site and its context. The site is an open field surrounded by low stone walling. A new drystone wall would be provided to enclose the site, together with a landscaping scheme.
49. The Appraisal provides a very thorough assessment of the proposal and its likely impact on the landscape character of the area, taking into account the proposed design and layout and the proposed landscaping scheme. It also notes that the proposed building would be seen in context with the neighbouring business park development. It concludes that the proposed development would not adversely affect key characteristics of the Limestone Village Farmlands LCT with long-term neutral effect. Regarding visual effects, this would be limited to immediately adjacent to the site and few viewpoints around the eastern edge of Tideswell. This includes some very localised short-term moderate adverse visual effects from Whitecross Road and the Business Park immediately adjacent to the site; localised minor adverse effects from Tideswell settlement edge and the final approach into Tideswell on Whitecross Road (B6049); and some negligible adverse effects from the near section of Chesterfield Road (A623), the short sections of nearby rural lanes south-east and north-east of Tideswell. By year 15 all visual effects would reduce to minor adverse, negligible adverse or neutral.

50. In summary, officers agree that the development would not harm the landscape character of this part of the Peak District National Park and to the setting of the Tideswell Conservation Area. It would therefore in accordance with Core Strategy Policies L1 and DMP policy DMC3 and the relevant policy guidance in the NPPF relating to the protection of the National Park's landscape and heritage.

Economic Benefits:

51. The proposal involves the erection of a new convenience store on the edge of one of the largest villages in the National Park and one which serves as a service centre for surrounding communities. The store would replace the existing Co-op which is in the centre of the village. Whilst the concerns of some residents about the relocation to a less central site are understood and acknowledged, the likelihood is that if a new store is not built, the existing store would close, with no replacement, because of its small and cramped nature. The new store would provide a more spacious modern layout, with a wider range of goods, attracting people from the surrounding area who might otherwise travel further to Buxton, Bakewell or Chapel-en-le-Frith. As many of these would drive in any case, the on-site car park would make this journey more convenient. Although the new store is not within the village centre, it is close to a bus stop, albeit with a limited service, as noted in one of the representations.

Highway issues:

52. Access to the proposed development would be taken from the access road that serves the new Markovitz development. This comes off the B6049, Whitecross Road. The access road has recently been upgraded to a two-way carriageway to adoptable standard, as part of the recent development. It provides a suitable access point for the expected level of car movements in and out of the site. The Planning Statement says that treatments will be implemented in line with the requisite road standards, including sufficient road and footpath widths, to ensure the safety of customers visiting the premises by car, bicycle and on foot.
53. The layout of the car park provides 24 standard bays and two accessible bays. Cycle parking is also included to encourage sustainable transport where possible. Turning space is also accommodated within the site for delivery vehicles, to enable them to enter and exit the site in forward gear. The Planning Statement also says that the proposed development represents a significant improvement when compared to the existing convenience store on Commercial Road, which lacks any dedicated parking provision and thus limits both the practicality of the store and its turnover. It therefore concludes that the proposals are in accordance with relevant local policies, including DMT3 and DMT6 concerning access and design criteria and business parking, respectively.
54. The Highway Authority response makes a number of points about the proposal and requests additional information before making a final recommendation. This additional information has now been submitted and the Highway Authority has no objections subject to conditions.
55. The Authority's Transport Officer initially raised a number of matters in his response. A Travel Plan has now been submitted, which has addressed the Highway Authority's concerns, but he still remains concerned that the amount of parking is in excess of the level set out in the Authority's adopted standards (25 plus two disabled spaces, as opposed to 22 in the Authority's adopted standards). This has been pointed out to the agent, but given the edge of village location and the wider service function that Tideswell performs, this slight over-provision is considered to be acceptable.

Impact on residential amenity

56. The nearest neighbouring properties are some distance away to the south-west, on the opposite side of Whitecross Road. At this distance, in terms of the development itself, there would be no direct impact on the privacy and amenity of neighbouring properties. It is considered that the operation of the business, including vehicle movements and deliveries, would not cause such a level of noise and disturbance that the application would be refused on this basis. Planning conditions should be imposed to control hours of opening and delivery times. The application form says 7am to 10pm, but in this location 8am to 8pm is recommended. On this basis, the proposal accords with policies GSP3 and DMC3 in these respects.

57. Archaeology:

A desk-based archaeological assessment has been submitted with the application. This indicated that site is a field that has had largely the same layout since at least the early 19th century. It is likely to have been enclosed from the medieval open field in the post-medieval period. It has been in agricultural use, likely largely as pasture or meadow, from the early 19th century onwards. No recorded archaeological investigations have been undertaken within the vicinity of the site, therefore the general understanding of the buried archaeological resource within 1km of the site is limited. The available evidence suggests that conditions for the preservation of archaeological remains within the site are moderate to high. The potential for significant medieval to modern archaeological remains is considered to be low. The potential for prehistoric to Roman remains is currently uncertain, but on the basis of available evidence the overall archaeological potential is considered to be low.

58. The appraisal concludes that the proposed retail development will not impact on the setting or significance of any designated heritage assets or Tideswell Conservation Area, and would have a minor impact on the historic character of the rural outskirts of Tideswell. Impacts on potential buried remains would arise through the stripping of topsoil in advance of development, and from the excavation of trenches for drainage, services, foundations, or sub-surface tanks. Having taken this appraisal into account, a condition requiring archaeological monitoring is recommended.

59. Climate Change and Carbon Reduction Measures:

The Planning Statement refers to the requirements of policy CC1 Climate Change mitigation and says that any energy efficiency measures will be subject to an assessment of the greatest benefit to the environment and future occupants, as well as ongoing running costs and physical feasibility. It adds that once the detailed design proposals are completed and detailed energy assessments for the development are possible this exercise will be undertaken. It does not include any specific proposals at this stage, which is disappointing. For example, solar panels could be incorporated into the roof, as they have been at Aldi in Bakewell. The car parking could also include dedicated EV charging points, although the Authority's Transport Officer rightly makes the point that the short "dwell time" on site would limit the usefulness of these. The applicant's agent has been asked to address this, but a condition requiring the submission of a detailed scheme of environmental measures is recommended in any approval.

Conclusion

60. The proposed site is considered to be acceptable in terms of its relationship to other development on the edge of the village. Although the location is less central than the existing shop, it will provide the village with a larger shop with a greater range of goods and with on-site parking. The siting, layout and design of the proposed building are

considered to be acceptable. The application is therefore recommended for approval, subject to conditions.

Human Rights

61. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

62. Nil

63. Report Author: John Scott

This page is intentionally left blank



1:750



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Land adjacent north side of Whitecross Road adjacent east boundary of Tideswell Business Park, Tideswell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 5		
Application No:	NP/DDD/1222/1577		
Grid Reference:	415651, 376054		

This page is intentionally left blank

6. FULL APPLICATION - CONVERSION OF BARN TO DWELLING TO INCLUDE ASSOCIATED ACCESS, PARKING AND LANDSCAPING WORKS, HOLLOWFORD LANE, CASTLETON, (NP/HPK/0822/1076, JS)

APPLICANT: JESSICA TSANG & FELIX GARSIDE

Summary

1. The application seeks full planning permission for the conversion of a barn to dwelling to include associated access, parking and landscaping works. The barn is well located on the Hollowford Lane at the edge of Castleton and the scheme successfully conserves the heritage significance of the building. The application is therefore recommended for approval.

Site and Surroundings

2. Hollowford Barn is located approximately 440m north of the centre of the village of Castleton, on the eastern side of Hollowford Lane, a small lane which runs north from the centre of the village, beyond Millbridge. It leads up to the Hollowford Centre and the local playing fields and also serves farms to the north of the village. It is also leads to a number of popular footpaths on the Mam Tor - Losehill ridge.
3. The barn is located within the south western corner of an open agricultural field. The site is enclosed by a mix of drystone walls, trees and hedging. There is a mature tree adjacent to the building, with a more substantial group of trees on the opposite side of the lane, to the south west of the site. There is an existing gated site access off the road, just to the south of the barn. The existing barn is rectangular in plan and two storeys in height. It has a pitched, slate tiled roof and the main building is of limestone construction. The main elevation faces south towards Castleton. On the west elevation there is a small lean-to extension constructed between the barn and the boundary wall. Internally the barn is subdivided into a ground floor and first floor loft space. The barn is believed to date from the 19th century, with the lean-to extension thought to postdate the 1950s.
4. To the east of the barn are the remains of a former hay “barrack”. This is constructed of four vertical wooden poles that once had a roof structure attached. The structure is in poor state of repair. The roof structure has been lost and the structure is partially held up by sleepers the uprights are tied to. The roof was adjustable via winches that were once attached to each of the uprights and now only survive in part. This was probably constructed between 1919 and 1938.
5. The site is not within Castleton Conservation Area, which lies to the south. The barn is not a listed building. The site lies within the ‘Valley Farmlands with Villages’ landscape character type in the Authority’s Landscape Strategy document.

Proposal

6. The application is for the conversion of a barn to a dwelling, together with the associated access works and landscaping. The original application included the conversion of an adjacent structure for use as a garage but this has now been withdrawn from the application as part of the amended plans submitted following discussion with officers.
7. The Planning Statement explains that the applicants propose to use the adjoining field in connection with their existing agricultural business and to live on site within the converted barn. The overall form and massing of the existing barn will be retained as existing, whilst the lean-to side element would be replaced and re-roofed with natural slate tiles. The barn conversion would comprise living space, shower room and kitchen

on the ground floor, with one bedroom on the first floor.

8. The Statement sets out the main changes to the building as follows:
 - Utilizing the existing main entrance as the new main door, replacing this with a fully glazed timber door with the original barn door pinned back onto the front elevation.
 - Existing threshing hole retained and fitted with a timber framed glazed window.
 - The existing 5 no. ventilation slits glazed to form small apertures of light to the first floor.
 - The timber structure to the old hay barracks is re-instated to form a canopy over a single parking space (now omitted in the amended plans).
 - The materials from the existing barn will be cleaned and re-used including the roof tiles, corbels and coping stones, limestone walls and timber stable door which would be pinned back.
 - Recessed conservation rooflights are proposed within the north west roof slope and the small lean-to roofslope. These, together with one front elevation window within the lean-to element, are the only proposed new openings.
9. New drystone walls are proposed to define the small curtilage and parking area around the barn. A stone pathway is proposed around the barn with a gravel parking and turning area and small area of lawn.
10. The existing access would be closed with an infilling of the drystone wall along the road and a new access slightly further down the road is proposed, to avoid the mature ash tree within the site and to provide a safe access point. One parking spaces would be provided (reduced from two as originally proposed), with an access track created off the new gated access point. The access track would be a track with a grass central verge,
11. The application is accompanied by a Planning Statement, a Design and Access Statement, a Heritage Statement, a Sustainability Statement, a Protected Species report and a supplementary bat report, and an Arboricultural Impact Assessment.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **3 year commencement**
2. **Development in complete accordance with amended plans, as revised to omit the hay barn parking proposal and second parking space, subject to the following conditions:**
3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no improvement or other alteration to the external appearance of the buildings shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure (other than those specifically approved by this application) shall be erected on the site without an application for planning permission having first been made to and approved in writing by the National Park Authority.**
4. **Any new stonework shall be in natural, reclaimed stone matching the existing stonework in terms of colour, texture, facing, coursing and pointing.**

5. **Prior to the installation of any new window or door frames a detailed scheme for the proposed external finish of the window and door frames shall be submitted to and approved in writing by the National Park Authority. All door and window frames shall be recessed from the external face of the stonework to match the existing doors and windows. The window and door frames shall thereafter be finished in accordance with the approved scheme prior to the first occupation of the dwelling and the finish shall be maintained throughout the lifetime of the development hereby approved.**
6. **The rooflights shall be conservation model rooflights, fitted flush with the roofslope.**
7. **Any new or replacement rainwater goods shall match the existing in terms of profile, materials, finish and method of fixing.**
8. **All pipework, other than rainwater goods, shall be completely internal within the building.**
9. **Agree details of any external lighting.**
10. **Carry out landscaping scheme prior to occupation (boundary walling) and planting within first planting season following commencement. Provide sample of surfacing materials.**
11. **All new service lines to be underground.**
12. **Provide new access and parking prior to first occupation.**
13. **Historic Building Recording: No development shall take place until a Written Scheme of Investigation for a programme of historic building recording, the equivalent of a Level 3 building survey, has been submitted to and approved by the local planning authority in writing.**
14. **Ecology: All Mitigation, Compensation and Enhancement measures to be implemented.**

Key Issues

- The principle of development
- The impact of the proposed development on the barn and its setting
- The impact on the landscape character of the area.
- Highways and other issues

History

12. There is no relevant planning history.

Consultations

13. Highway Authority: No response following referral to Highway Authority.
14. Borough Council: No response.
15. Castleton Parish Council: No response.

16. PDNPA Ecology: *“Following a Preliminary ecology assessment in March 2022, 2x dusk bats surveys were undertaken in August 2022 details of which are presented within Hollowford Barn, Castleton, Supplementary Bat Survey by Dunelm Ecology (September 2022). The building was assessed as having moderate potential to support bat roosts. No bats were observed to emerge during the surveys in August 2022 and no evidence of bats was found during any of the surveys. However, it is noted that although unlikely to support maternity roosts, there is a residual risk of bats being present during works (low numbers)”*

Recommends conditions on any approval.

17. PDNPA Archaeology: Key extracts from response, as follows:
*“Significance: The stone barn is of uncertain date but is probably of early 19th century date or earlier based on cartographic evidence. The original structure is a small rectangular barn with a ground floor used for animals and an upper story used for hay storage. The barn has a door on the south side and a pitching opening on the east, gable, end in the upper story. There are also two ventilation slots on the upper story on the south side, two on the north side and one on the west side. Inside are the remains of animal stalls. A stone built lean to has been built against the ground story with a metal roof. This structure is open on the south side. The barn is listed as an undesignated heritage asset on the HBSMR.
The Hay barn is constructed of four vertical wooden poles that once had a roof structure attached. The roof structure has been lost and the structure is partially held up by sleepers the uprights are tied to. . The roof was adjustable via winches that were once attached to each of the uprights and now only survive in part. This appears to have been constructed between 1919 and 1938. This structure is an undesignated heritage asset listed on the HBSMR. The heritage assessment identifies the stone barn as of medium (regional) heritage significance and the hay barracks as of low or local heritage significance.
The site is located in an area of former medieval fields and the LIDAR data shows the remains of ridge and furrow in the field the features are currently located in. There may thus be medieval finds in the area but they are likely just lost finds and the potential for significant buried medieval archaeology in the area is therefore low. There is no evidence for archaeology in the local area relating to earlier periods so the potential for such deposits is again low. The potential for post medieval remains is probably moderate relating to the surviving barn and hay barrack, however such remains will probably be of low significance.*
18. *The proposed changes to the building will reduce its heritage significance. The two new rooflights will add new openings to the main building and one rooflight on the lean to will add a third. Rooflights were presumably chosen to avoid the need to cut new openings in the stone walls of the structure. All of these rooflights are located to add natural light to rooms that will have windows into them on the proposed development and as such the need for such openings is questioned. The addition of two rooflights on the first story bedroom are significant changes to a room that has a gable end window. In addition the new rooflight in what will be a small kitchen when a new window is proposed is also questioned. The proposals are for the hay barracks to be reconstructed or the uprights made safe and upright as so little remains of the roof that the reconstruction of this is not practical. The landscaping of the site will require the addition of new drystone walls to create a curtilage around the barn following its conversion with car parking for two cars and the installation of an air source heat pump. The new walls will make a significant change to the field in which the barn currently sits, the current walls follow the line of the former ridge and furrow which is observable on LIDAR data and the proposed changes will cut across these ridge and furrow lines.*
19. Recommendations: *The proposed changes to the barn will save what is an otherwise*

declining structure. The impacts of the proposed works will have a significant impact on the inside of the barn where the ground floor will be gutted and a door will be cut through the original west gable wall to join the lean to with the main barn. The external appearance will remain largely the same with one new window and the rooflights being the only new openings. The proposed rooflights are approximately half a metre by three quarters of a metre and three such openings on such a small building will significantly impact on it. Rooflights on any converted agricultural building should be conservation grade and kept to the minimum size and number. The proposed changes to the hay barracks will preserve the skeleton of this structure which will preserve the uprights and some cross beams of this unusual structure. However, based on the plans provided this structure risks being seen as a carport the car parking arrangements should be reviewed to determine if a better arrangement can be identified that does not mean this structure is seen as a carport. The proposed drystone curtilage walls will use the local vernacular style of walling, which is desirable, but will impact on the layout of the current field boundaries. As a non-designated heritage asset a balanced planning decision needs to be made that has regard to the significance of the heritage asset and the scale of any harm or loss to its significance (NPPF para.203)”.

20. Recommends conditions in the event of an approval.

Representations

21. We have received 21 representations, 5 objecting to the application, one raising a question about the intended occupancy of the dwelling (holiday let or permanent dwelling) and 15 supporting it.

22. The objections raise the following points, which are representative of the comments:

- The conversion would urbanise the site, with a larger off road gated tarmac entrance, tarmac tracks across a field, a large new boundary wall and gate containing a gravel courtyard, parking of two cars, chimneys, velux windows, and a much larger gable end wall adjoining the roadside to provide a kitchen.
- Residential development would be beyond the village boundary, which is at the cemetery. It would be development in the open countryside.
- The lane is narrow and well trafficked by walkers and vehicles at all times of the year and will increase with the expansion of facilities at the Hollowford Centre
- This barn is unique not only for its construction but for its location alongside a public footpath/access road instead of in the middle of privately owned land. It can be freely viewed and appreciated without trespassing. Many of these farm buildings have fallen into disrepair and been lost. This is a unique barn building and should be listed and protected as one of the last of its kind, with its future use restricted to animal/ agricultural. Many stone barns have been converted into holiday properties and their use lost only to be replaced, in many cases, by prefabricated steel framed barns. These crofts and small barns used to be affordable units of land but at £240,000 this plot will never be returned to an affordable croft for any local.
- This building is part of the history of farm buildings in this area and should be preserved.
- Moving the entrance down the lane widening it and the subsequent driveway across the field and new boundary walls enclosing two car parking bays just adds to the harm.
- The "Sustainability Statement" tries to make a case to improve the energy efficiency of the barn. Besides the large carbon footprint generated by the suggested measures surely the best way to achieve all these aims is to leave the barn as it was built, an agricultural building in an agricultural field. This will greatly exceed the above aims with no carbon emissions and zero

contribution to climate change.

- Concern that it may become a holiday let, given the high number in this area.

23. Those supporting the application raise the following points, which are representative of the comments:

- The application makes good use of an existing building, retaining its original character and therefore that of the important landscape in which it sits. It is sympathetically modified to respond to the local vernacular, it sits unobtrusively in its surroundings, uses local materials to rebuild and gently modify its footprint.
- The barn will also provide housing for a young couple who wish to live there permanently, therefore addressing the issues of loss of housing for local people to the holiday let industry.
- The use of ground source heat pumps reduces the building's future carbon footprint and the increase in tree planting provides habitat for wild animals.
- This project has been very well designed, thought out and will give his building a future.

Main Policies

24. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, CC1, HC1, L1, L2 and L3.

25. Relevant Development Management policies: DMC3, DMC5, DMC10, DMC12, DMH6, DMT3, DMT8.

National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the development plan and the NPPF and our policies should be given full weight in the determination of this application.

27. Paragraph 176 states that *“great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”*

28. Paragraph 80 of the NPPF states that planning decision should avoid the development of isolated homes in the countryside unless there is an essential need for a rural worker, the development would represent the optimal viable use of a heritage asset, would re-use redundant or disused buildings and enhance its setting, involve the subdivision of an existing dwelling or where the design is of exceptional quality.

29. Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed

includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

30. Paragraph 195 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
31. Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Peak District National Park Development Plan

Core Strategy

32. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
33. Policy L1 states that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics.
34. Policy L2 states the development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where is likely to have an adverse impact on any site, features or species of biodiversity importance or their setting.
35. Policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
36. Policy HC1 says that provision will not be made for housing solely to meet open market demand. New housing can be accepted where it would meet eligible local need for affordable housing, provides for key rural workers or is required to achieve conservation and or enhancement of valued vernacular or listed buildings.

Development Management Policies

37. Policy DMC3 says that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the

landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. DMC3 B. sets out various criteria which will be taken into account.

38. Policy DMC5 says that planning applications for development affecting a heritage asset, including its setting must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary.
39. Policy DMC5 says that planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary.
40. Policy DMC10 A. says that the conversion of a heritage asset will be permitted provided that:
 - i. it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - ii. the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iii. the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - iv. the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.

Policy DMC10 B. says proposals under Core Strategy policy HC1CI will only be permitted where:

- i. the building is a designated heritage asset; or
 - ii. based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - iii. it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
41. Policies DMT3 and DTM8 require safe access and adequate parking to be provided for development.

Adopted supplementary planning documents:

42. The Authority adopted design guide is relevant, as is the Authority's adopted supplementary planning guidance on climate change and sustainable building. The Design Guide states that 'the guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained'.

Conversion of Historic Buildings Supplementary Planning Document (SPD):

43. This SPD was adopted in April 2022. It is intended to be used by those wishing to convert historic buildings. It provides a level of detail that is necessary to interpret national guidance in the context of Peak District National Park's protected landscape. In particular it clarifies DMP policy DMC10 'Conversion of a heritage asset' by focusing on:
- Principle 1: Understand the building and its setting
 - Principle 2: Work with the existing form and character
 - Principle 3: Follow a conservation approach
 - Principle 4: Create responsive new design
 - Principle 5: Use appropriate materials and detailing
 - Principle 6: Conserve and enhance the setting

Assessment

Principle of the Development

44. The proposal is for the conversion of a traditional limestone barn to create a single open market dwelling. The barn is located in open countryside where dwellings are only approved on an exceptional basis, as set out in Core strategy policy HC1. The policies set out above, notably policies HC1 and DMC10, support the principle of the conversion of non-designated heritage assets to alternative uses within policy DS1, provided that the development is required to secure the conservation or enhancement of the buildings and the impact of the conversion on the buildings and their setting is acceptable.
45. The barn is not a listed building so it is not a designated heritage asset. Development Management policy DMC5 requires an assessment of significance to be with an application which relates to a heritage asset. A Planning Statement has been submitted in support of the application, together with a Heritage Statement. The Heritage Assessment is thorough and detailed, providing sufficient detail to meet the requirements of policy DMC5. On the basis of this assessment, officers agree that, given its age and historical and architectural significance, the barn is considered to be a non-designated heritage asset. During the course of this application a request was made to Historic England to list the barn, presumably by a third party, so determination of the application was delayed slightly to allow Historic England to assess it. However, they concluded that the building was not of sufficient interest to be statutorily listed. Nonetheless, the building is considered by officers to be a non-designated heritage asset and, as such, falls within the scope of policy DMC10.
46. Even though it is relatively small and simple building, as noted above, the barn is considered to be a non-designated heritage asset. The principle of conversion of the building to a beneficial use is considered to be in accordance with Core Strategy policies DS1 and L3 and DM policies DMC5 and DMC10, provided the scheme does not result in any harm to the character and appearance of the building and its setting. The Planning Statement which accompanies the application concludes that the building has sufficient historic and vernacular merit to warrant conversion to an alternative use. Officers agree with this assessment, so the proposal is in accordance with the key policies on this issue. The principle of the change of use of the site to a single dwelling is acceptable and accords with Policy HC1.
47. The key issue is therefore whether the conversion is required to achieve the conservation or enhancement of the building and the impact of the development on the building and its setting.

Impact of the proposed conversion on the building and its setting

48. DM policy DMC10 says that the conversion of a heritage asset will be permitted where it is demonstrated that the building is a heritage asset and where:

"(i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding)".

Officers consider that the proposal retains and re-uses the building's existing features, principally its form and external appearance. Externally the scheme uses the building's existing openings for windows and doors. The lean-to on the roadside gable would be rebuilt in stone and slate to provide some additional space in what would be a very small dwelling. This would add to the shell of the original building but the new lean-to would be a sympathetic alteration and addition to the building and would secure the removal of the existing lean-to.

49. The original submission also included the use of the former "hay barracks" to provide a covered car parking area. This is an unusual proposal as it would use a structure that is not a building, but a set of timber posts which supported hay storage. As noted in the Authority's Archaeologist comments, if it has a covered roof, this could have had the appearance of a car port, which would be wholly inappropriate in this setting. Following discussions with officers, this has now been withdrawn from the scheme.
50. It is considered that the proposed development would be of an acceptable design which would not harm the original barn and its setting. Therefore, the development would achieve the conservation and enhancement of the building and its setting, in accordance with our housing and conservation policies.

Landscape Impact

51. The site lies within a Limestone Hills and Slopes area of the White Peak as identified in the Landscape Character Assessment. This is a pastoral landscape with a varied undulating topography and some steep slopes. The Castleton Conservation Area Appraisal notes the historic nature of the landscape around the village, with historic field systems and extensive views from surrounding hills, including from Peveril Castle. The application site is part of the wider setting of Castleton, particularly when seen from adjacent footpaths and lanes.
52. In terms of its impact on the landscape setting of the building, the scheme would inevitably change the immediate setting of the building, domesticating it to some extent. The converted building would have a new access off Hollowford Lane and a small curtilage defined by a drystone wall. This would inevitably result in some domestication of the site and its landscape setting. Whilst this is regrettable, it needs to be set against the benefit of retaining a traditional building which occupies a relatively prominent laneside location. Conditions can be used to control some of the manifestations of residential use, such as sheds and greenhouses, but the normal trappings of residential use such as parked cars, a small garden and washing, etc, cannot easily be controlled. In exceptional cases a section 106 agreement has been used to control the land (for example, on a barn conversion at Housley, near Foolow), but in this case the curtilage would be very small so its impact would be limited and localised. On balance, the conversion is considered to be sympathetic, so it would not have a harmful impact on this setting.

Impact on Residential Amenity

53. The nearest neighbouring property to the barn is some distance away to the south. The proposed dwelling would have no impact on the amenity of any other dwellings. Consequently the proposal accords with policies GSP3 and DMC3 in these respects.

Ecological Considerations

54. The application was accompanied by an ecology report and a supplementary bat report. The Authority's Ecologist confirms that the surveys have been undertaken in line with the relevant guidelines and that an appropriate impact assessment has been undertaken along with details for appropriate mitigation/compensatory methods. The Ecologist recommends conditions be imposed on any approval to secure compliance with recommendations of the report. The proposal therefore accords with policy DMC12.

Highways Impacts

55. The Highway Authority has not responded, following its initial request to refer the application. However, the proposal is considered to be acceptable from a highway point of view, being a single dwelling and with a new access to improve visibility along the lane. One on-site car parking space is proposed (reduced from two in the original submission).

Environmental Impacts

56. The Planning Statement refers to the requirements of policy CC1 Climate Change mitigation and says that a key sustainability principle is the adaptive reuse of existing structures; this retains the embodied energy of the existing barn whilst futureproofing the use of the structure and ensuring its longevity as a historic asset. The scheme would include internally lining and insulating the building to current Building Regulations standards and the proposal would utilise energy and water efficient fittings and fixtures. In addition, an air source heat pump is proposed. No other specific renewable energy generation measures are proposed, given the nature of the building as a non-designated heritage asset.

Conclusion

57. It is concluded that the proposal is required to conserve the significance of the building which is a non-designated heritage asset by virtue of its architectural and historic character and its importance in its setting. The conversion of the building to a small dwelling is acceptable in principle under policies HC1 and DMC10. The proposal will conserve the landscape character of the locality and its biodiversity and will not harm highway safety or the amenity of any other properties. The proposal therefore accords with adopted policies and the application is recommended for approval.

Human Rights

58. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

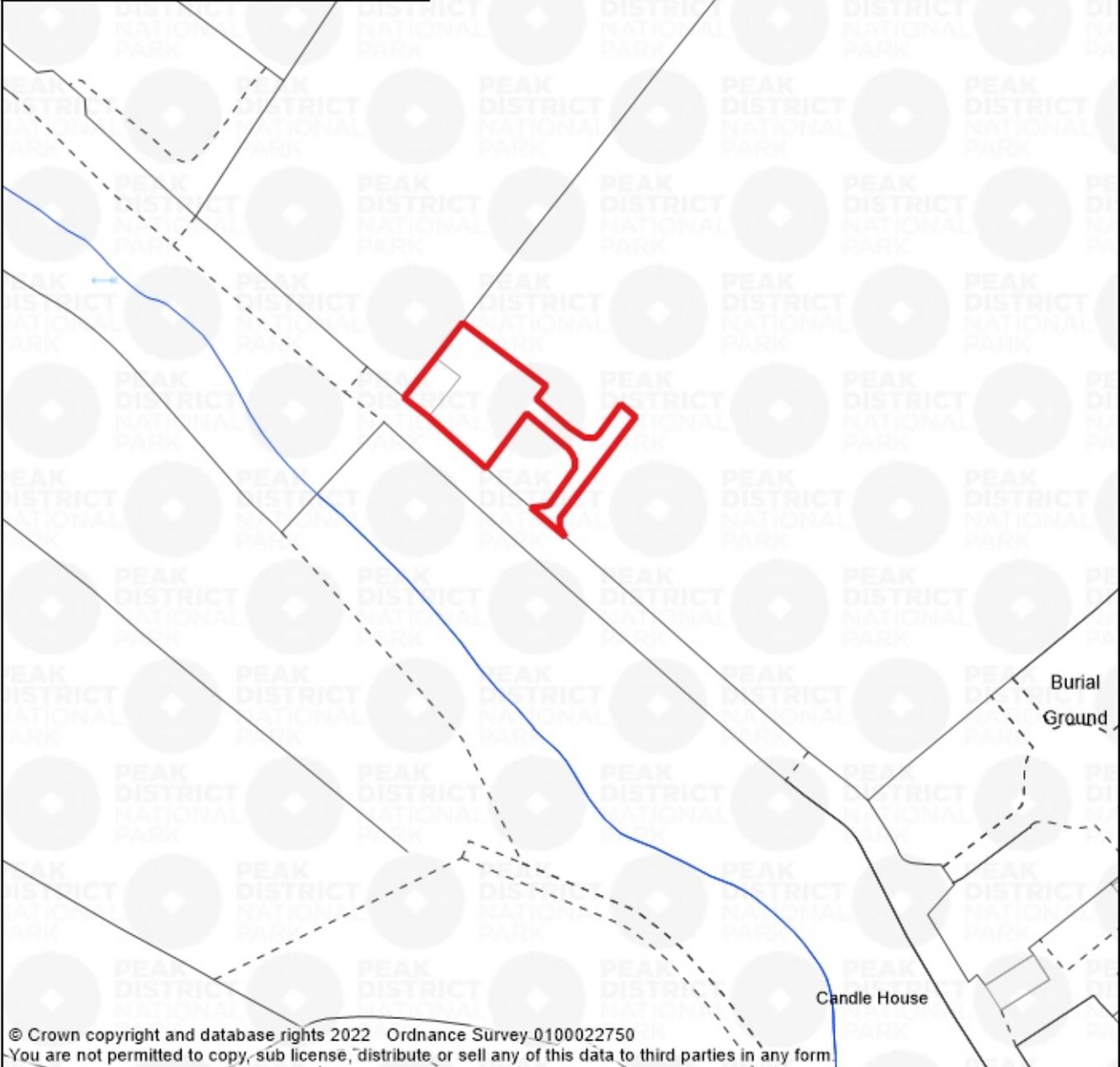
59. Nil

60. Report Author: John Scott

This page is intentionally left blank



Issues: 1:1000



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form

Committee Date:	21/04/2023
Item Number:	Item 6
Application No:	NP/HPK/0822/1076
Grid Reference:	414894, 383362

Title: Hollowford Barn, Hollowford Road, Millbridge, Castleton



This page is intentionally left blank

7. FULL APPLICATION – EXTENSION TO AFFORDABLE DWELLING FROM 2 TO 3 BEDROOM AT 1 NEW EDGE VIEW, UNNAMED ROAD FROM CRESSWELL PART LANE TO MICHLOW LANE, SMALLDALE, BRADWELL (NP/DDD/0123/0008, WE)

APPLICANT: MR DAVID FLETCHER

Summary

1. This application seeks consent for various alterations and extensions to 1 New Edge Road, Bradwell. The property received reserved matters consent in January 2007.
2. The house in this case is an affordable dwelling restricted to occupation by persons with qualifying local residency and secured by the Authority's standard legal agreement under S106 of the Planning Act. The agreement contains a further restriction over any extensions without the Authority's prior consent and which also states that no alterations will be permitted which takes the floorspace of the dwelling beyond the affordable floorspace guidelines.

Site and Surroundings

3. 1 New Edge View is a limestone and blue slate constructed end of terrace property located in the north of Bradwell. The site shares a vehicular access with Ye Olde Bowling Green Inn car park. The dwelling features amenity space to the north and northwest of the property.
4. The property is within the Bradwell conservation area.
5. A public right of way passes to the rear of the properties, just outside of their curtilages.
6. The property is subject to a S106 agreement which outlines that the property shall be reserved as a local affordable needs dwelling.

Proposal

7. This application seeks several alterations to the existing property. It proposes a single-storey western extension off the western projecting gable, and a first-floor extension above the existing garage. The extensions would be constructed from coursed limestone walls and blue-slate roof to match the existing property.
8. The western extension would measure approximately 3.4m x 4.4m from the projecting gable. It would feature a central timber window on the western elevation, and a set of timber framed French doors on the northern (side) elevation. On its roof, there would be two conservation rooflights.
9. The first-floor extension would match the proportions of the garage it is located above. It would measure approximately 3.5m in width, and 5.6m in length.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed development would result in the gross internal floorspace of the dwelling measuring above 97sqm. This would result in the property not remaining affordable in perpetuity. It is therefore contrary to policy DMH7 and the National Planning Policy Framework.**

Key Issues

- Whether the proposed works would result in the property not remaining affordable;
- Design of the alterations and impact on the conservation area;
- Impact on residential amenity.

History

10. 7th August 1996 – Erection of 3 dwellings – Refused. This was subsequently allowed at appeal (273733).

31st August 2000 – Renewal of consent for erection of 3 dwellings – Granted conditionally

11. 24th January 2007 – Erection of 3 dwellings with garages (reserved matters) – Granted conditionally

12. 12th March 2020 – Single storey rear extension – Granted conditionally

Consultations

13. Bradwell Parish Council – Support

14. Derbyshire Highway Authority Comments - The proposal is for extension to affordable dwelling to convert the dwelling from 2 to 3 bedroom. The access is from Michlow Lane which is not an adopted road. The site has 2 car parking spaces, therefore no Highway's objection.

Representations

15. No representations were received during the course of the application.

National Planning Policy Framework (NPPF)

16. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.

17. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 174 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

18. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

19. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
20. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
21. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
22. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
23. L3 – Cultural heritage assets. Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the Bradwell Conservation area is the relevant heritage asset.
24. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

25. DMC3 - Siting, Design, layout and landscaping. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
26. Policy DMC5 states that Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate: (i) its significance including how any identified features of value will be conserved and where possible enhanced; and (ii) why the proposed development and related works are desirable or necessary. Policy DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
27. Policy DMH7 deals with extensions and alterations to dwellings. It states that extensions and alterations to dwellings will be permitted provided that the proposal does not: (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or (ii) dominate the original dwelling particularly

where it is a designated or non- designated heritage asset; or (iii) amount to the creation of a separate independent dwelling; or (iv) create an adverse effect on, or lead to undesirable changes to, the landscape or any other valued characteristic.

28. Policy DMH7 also states that extensions to affordable local needs dwellings should not exceed 10% of the floorspace or take the floorspace of the house above 97sqm.
29. Policy DMC8 requires applications for development in a Conservation Area to assess and clearly demonstrate how the character or appearance and significance of a Conservation Area will be preserved or enhanced.

Bradwell Neighbourhood Plan

30. The Bradwell Neighbourhood Plan was 'made' in 2015. Of relevance to this application is policy T2 – Retention of car parking which opposes the loss of parking facilities and provision stating 'The removal of any current car parking facilities, both public and private, will be strongly opposed.

Supplementary Planning Documents

31. Additional Guidance PDNP Design Guide paragraphs proceeding 7.8 deal with extensions to existing properties. This outlines that extensions should be subordinate to the main dwelling in terms of size and massing and therefore an appropriate extension will depend on the original property. This outlines detail surrounding the solid to void ratio. The Alterations and Extensions SPD goes into more detail, outlining again about an appropriate size and massing to allow the existing property to remain dominant. It outlines that the preferred option is for materials to match that of the existing building avoiding introducing any 'new' materials to the building.

Assessment

Principle of Development

32. As established in Policy DS1 in the Core Strategy (2011) and DMH7 in the Development Management Policies Document (2019), an extension to a dwelling is acceptable in principle. This stands so long as the proposal does not detract from the character, appearance or amenity of the existing property, its setting and the neighbouring properties.
33. As this property is tied to a Section 106 agreement which restricts the property to cater for affordable local needs, it is pertinent to consider section V of policy DMH7 which states that alterations to affordable dwellings should not exceed 10% of the floorspace or take the floorspace of the house above 97sqm.

Whether the proposed works would result in the property not remaining affordable

34. 1 New Edge View is currently a 2-bedroom property which is tied to a Section 106 agreement that outlines that the occupant of the dwelling must fall within one of five categories which demonstrates that the occupant has a local need to stay within the parish. The occupants of the property are a 4-person household who have the desire to stay within the Parish, but require additional living space. Accordingly, they are looking to alter the existing property to create a 3-bedroom property with additional living space on the ground floor.
35. Policy DS1 and DMH7 permit, in principle, the alteration and extension of properties subject to several criteria. Of particular relevance to this application is part V of policy

DMH7 which states that extensions to affordable dwellings should not exceed 10% of the floorspace or take the floorspace of the house above 97sqm. As this property is occupied by a family of four persons, it is noted that an extension which brings the property up to 97sqm would be permissible, even though it would result in the floorspace of the property increasing by over 10%.

36. In calculating the floorspace of the property, the preamble for policy DMH1 states that the Gross Internal Area of a dwelling is *defined as the total floor space measured between the internal faces of the perimeter walls. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.* The Design and Access statement erroneously refers to the floorspace in terms of “usable” floorspace, which is at odds with the method of calculating floorspace in the Development Management Policies Plan. Accordingly, the DAS refers to the floorspace of the property being 64sqm *and* the 14.1m garage space.
37. The 16th April 2021 Committee Report on new affordable housing floorspace thresholds set out the Authority’s stance on calculating internal floor space. The report did not seek to prescribe a strict approach on whether garaging should be included within the Gross Internal Area of the property, rather it sought a ‘fact and degree’ judgement on design and relationship to the house. In this instance, it is considered that the integral garage has a close functional relationship to the living space of the property. Accordingly, in the context of the proposed development, which would bring the GIA of the property to 96.8sqm and close to the maximum limit, the impact of the existing integral garage on the affordability of the property is a key material consideration. Following the guidance outlined in the aforementioned committee report, in this case it is appropriate to include the floorspace of the garage in the calculation of the property’s proposed GIA.
38. The Authority’s calculations of the GIA floorspace of the property is approximately ~82sqm. As such, in order to comply with part V of policy DMH7, the combined floorspace of any new alterations must be 15sqm or under (up to the maximum of 97sqm)..
39. The addition of the ground floor and first floor extension would bring the gross internal floor area of the property to 96.8sqm if the floorspace of the garage were excluded. On this basis the property is already on the cusp of the maximum gross internal floor area for affordable dwellings.
40. The provision of a garage, whilst not habitable space per se, has a close functional relationship with the living space of the property. The 2019 paper considers that it is reasonable to consider the material impact of garaging both in terms of ancillary residential space and also the desirability of such a feature to prospective future buyers and the impact this can have on affordability. Constituent housing authorities avoid the provision of integral garages in social housing schemes and the Royal Institute of Chartered Surveyors also outline that garaging should be included within the GIA of a property. Both acknowledge such a feature would impact on the ongoing affordability of a property. As such, officers consider in this case the overall floorspace of the property should be calculated to be 110.8sqm, 13.8sqm over the maximum limit of 97sqm for affordable dwellings.
41. The application has not addressed a specific need for the dwellinghouse to be above the 97sqm threshold. Accordingly, by virtue of the scale of alterations and extensions proposed, it is considered that the proposed development would result in the dwellinghouse not remaining affordable which would be contrary to the principles it was originally permitted on. It is therefore contrary to part V of policy DMH7.

Design and impact on conservation area

42. The property is constructed from limestone, with attractive and formal stone surrounds on the windows and doors, which are constructed from stained timber. The orientation of the property is somewhat at odds with the prevailing frontage of the attached houses, with the property's front door on the northern elevation of the property, whilst the main projecting gable of the house faces west.
43. The proposed north extension above the existing garage would be a subordinate element to the wider property. The ridge height of the extension would sit below the ridge height of the host property, and there would be a modest in-set on the western elevation. This ensures that the proposed extension would be seen a small, subservient element to the wider property and would not result in an incongruous built-form which follows the plane of the existing house. As the side-extension would be built on the existing garage, it would not be afforded a step-back or break on the rear elevation of the property; however, the other measures proposed to ensure the extension is seen as a subordinate element are acceptable and are compliant with the adopted design guides.
44. Similarly, the ground floor western extension would be a subservient alteration to the property. It would be contained within the built-form of the projecting gable with a modest inset. The pitch of the roof would match the host property. This ensures that the extension would be interpreted as a subordinate extension to the wider property.
45. Both extensions would be built from matching materials, with detailing to reflect the host property. This includes timber doors and windows, limestone walls, and blue-slate roofs. These materials and details are considered acceptable.
46. On balance, it is considered that the proposed extensions would ensure that the character and appearance of the property is conserved. The proposed massing, form, materials and details reflect the host property, whilst ensures that the main property is seen as the dominant element on site. It is therefore considered compliant with policies DMC3, DMH7, and associated design guidance.
47. The property is located in the Bradwell conservation area and utilises traditional proportions. It is considered that the proposed development would have a neutral impact on the significance and setting of the conservation area. Whilst the development site would be visible from Mithlow Lane and the public footpath running parallel with the terraced housing, it is considered that the proposed development would not harm the heritage asset. It is therefore compliant with policies DMC5, and DMC8.

Amenity

48. 1 New Edge View has one attached neighbour to the south, 2 New Edge View. Due to the topography of the area, the sloping bank towards the carpark of the Ye Old Bowling Green Inn already creates a somewhat overbearing impact on the ground floor windows of the neighbouring property. It is noted that the property has extant consent for a single-storey rear extension. This relatively small extension contributes to a somewhat "tunnel-effect" on the adjacent ground floor window at 2 New Edge View. As such, it is important to consider whether the additional ground floor extension on 1 New Edge View would exacerbate this issue to the neighbouring property. On balance, it is considered that the cumulative impact of the proposed extension, in connection with the approved extension at 2 New Edge View and the existing topography of the site would not contribute to an unacceptable level of amenity. Indeed, the cumulative

impacts would be limited by virtue of the existing ground-form and constructed (or consented) development.

49. The proposed development is considered acceptable in amenity terms.

Conclusion

50. Whilst the detailed design of the proposed development is considered acceptable in isolation, the proposed development would result in a property that would be above 97sqm in floorspace measured by GIA. This is contrary to policy DMH7 which outlines that affordable local needs dwellings should have a maximum internal floorspace of 97sqm. By having a 4-person affordable dwelling with an overall floorspace of approximately 110sqm, it would result in the dwelling no longer remaining affordable in perpetuity, which is at odds with the justification the property was approved on in the first instance. It is therefore contrary to policy DMH7.

Human Rights

51. Any human rights issues have been considered and addressed in the preparation of this report.

52. List of Background Papers (not previously published)

53. Nil

Report author: Will Eyre, North Area Planner

This page is intentionally left blank



1:500



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: 1 New Edge View, Unnamed Road from Cresswell Part Lane to Michlow Lane, Smalldale, Bradwell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 7		
Application No:	NP/DDD/0123/0008		
Grid Reference:	417083, 38157		

This page is intentionally left blank

8. SECTION 73 APPLICATION TO ALTER CONDITION 3 ON PLANNING APPROVAL NO NP/HPK/0393/035 FOR THE ERECTION OF NEW CAFÉ AND COFFEE SHOP WITH KITCHEN AND TOILETS TO ALLOW EXTENDED OPENING UNTIL 10PM EVERY EVENING AT NEWFOLD FARM, COOPERS CARAVAN SITE AND CAFÉ, GRINDSBROOK BOOTH, EDALE (NP/HPK/1222/1567, WE)

APPLICANT: MR MORGAN JACKSON

Summary

1. This application seeks consent to vary condition 3 attached to planning permission NP/HPK/0393/035 which granted consent for the erection of a new café and coffee shop with kitchen and toilets. Condition 3 outlines that the opening hours for the café be restricted to 06:00 – 18:00 in winter, and 08:00 to 20:00 in winter. This application seeks to extend the opening hours to operate until 22:00 all year round.
2. The site has operated as a campsite since the 1950's, and has under gone several alterations in recent years, including an extension to the shop and café, alterations to the campsite provision, a new reception building and associated access and landscape works.

Site and Surroundings

3. The development site is Newfold Farm, which is home to 'Coopers Caravan site' and 'Coopers Café' is located in the centre of Edale village beside the start of the Pennine Way.
4. The site occupies land to the west of the road through Grindsbrook Booth and is immediately to the south of the alternative Pennine Way footpath. All the site also falls within Edale Conservation Area, which covers most of the Edale valley.
5. The wider site is largely open plan, with the majority of the site's facilities located on the eastern edge of the site near its entrance to Mary's Lane. The north of the site is reserved for caravan plots, whilst the south is left for tent camping.
6. On site there are two residential properties which are in the same ownership of the site. In addition to this, there are properties close to the entrance of the site, including The Limefield to the East, and Western House and Lea House on the opposite side of the lane to the north-east. Edale C of E primary school is located opposite the site entrance, and the Nag's Head public house is located to the north.

Proposal

7. This application seeks to vary condition 3 of NP/HPK/0393/035 to enable the café to operate until 22:00 all year round. It does not seek any other alterations to Newfold Farm.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **The development hereby permitted shall be begun within 3 years from the date of this permission.**
2. **The development shall be carried out in strict accordance with submitted plan '2086(P)22' and specifications subject to the following conditions and modifications.**

3. **The opening hours for the café shall be restricted to the hours between 08:00 and 22:00.**
4. **Notwithstanding condition 3, the operating hours for the outside seating located on the eastern side of the café shall be restricted to open between 08:00 and 20:00.**
5. **There shall be no PA system installed or music played outside of the café building.**
6. **No external lighting shall be erected within the café site without the prior written consent of the Authority.**

Key Issues

- Impact on residential amenity
- Highway and Access
- Impact on special qualities of the National Park

History

8. 1981 – Approval for a toilet and shower block.
9. 1988 – Approval for general purpose agricultural shed
10. 1993 – Erection of new café and coffee shop with kitchen and toilets. Granted conditionally
11. 2006 - GDO Notification - agricultural general purpose (fodder & implement store) building – attached to the existing shed at the outlying modern farm group.
12. 2011 - GDO Notification – detached agricultural building to store fodder and implements at the outlying modern farm group.
13. 2020 – Planning advice sought by the new owners and current applicant regarding improvements to the campsite uses and buildings. This supported the principle of the current revised proposals subject to precise siting and design considerations.
14. 2021 - Extensions Cafe, And Erection of Facilities Building. Approved with conditions.
15. 2022 - Alterations to camp site provision, reception building and associated landscaping, access track and parking arrangements. Conditionally approved.

Consultations

16. Highway Authority – the LHA do not consider the extension of hours to 10:00pm will have a significant material impact on the highway, and therefore have no objection to the variation of condition 3.
17. Parish Council – Unanimous support

Representations

18. 20 representations were received during the course of the application. Of these representations, 13 were letters of support and 6 were letters objecting to the proposed development.
19. The letters of support outlined the following benefits of the scheme:

- Improved services and amenities to residents of Edale;
 - Allows a wider choice for the residents of Edale without having to travel to nearby settlements;
 - Improved tourist facilities;
 - Employs local people and uses local providers;
 - Forms part of wider enhancements to the campsite;
 - Enhances an important community asset.
20. The letters of objection outlined the following concerns with the proposed development:
- Increased traffic and movement on local roads, in addition to the lane connecting Mary's Lane to Newfold Farm;
 - Impact on local biodiversity, with residents noting a distinct decrease in species on site and in the local area;
 - Enquired whether there was a specific need for the development considering the other amenities in Edale;
 - Impact on local amenity by way of noise, light, and night-time movements;
 - Raised concern over anti-social behaviour in connection with the sale of alcohol;
 - Impact on environment, particularly given the site's location in the Edale conservation area;
 - Concerns over absentee operator who do not live on site. Particular concern over night-time management,
 - Infrastructure problems, in particular emergency services to nearby properties;
 - Car parking displacement;
 - Impact on local services such as electricity and water/foul supply.

National Planning Policy Framework (NPPF)

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
22. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 174 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
23. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

24. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's

landscape and its natural and heritage assets.

25. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
26. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
27. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
28. RT3 – Provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities, must be of a scale appropriate to the site itself.
29. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.
30. Policy HC5 – Shops, professional services and related activities must be of an appropriate scale to serve the needs of the local community and the settlement's visitor capacity.

Development Management Policies

31. DMC5 and DMC8 are relevant for development affecting heritage assets (including non-designated heritage assets). These policies require applications to be supported by heritage assessments and for development to be of a high standard of design that conserves the significance of heritage assets and their setting.
32. DMR1 - Shopping, catering or sport and leisure facilities at camping and caravan sites will be permitted provided that they accord with the requirements of Part A and there is no significant adverse effect on the vitality and viability of existing facilities in surrounding communities.
33. DMS1 – Shops, professional services, and premises for the sale and consumption of food and drink within settlements will be encouraged provided that there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock.

Assessment

Principle of Development

34. The café originally received consent through application NP/HPK/0393/035, later receiving consent for an extension through application NP/HPK/0620/0539. This application does not propose any alterations to the facility, instead only seeking permission to extend the opening hours of the café until 22:00. As such, this report will not examine the principle of the café and will only assess the impact of allowing the café to operate with longer opening hours.
35. Notwithstanding the above, policies RT3 and DMR1 permit additional facilities at campsites provided that they are of an appropriate scale and do not cause an adverse impact on the vitality and viability of existing facilities in surrounding communities. It is also worth noting that whilst the café is located at, and under the same ownership of Newfold Farm, the facility received consent independently of the campsite. As such, for

the purposes of this application it will not be necessary to examine whether it is an appropriate scale to the campsite, or indeed whether it would impact the vitality of existing amenities as the café benefits from extant consent independent from the campsite.

36. Accordingly, the pertinent consideration for this application is whether the extended opening hours of the café would have an unacceptable impact on residential amenity for nearby residents of Grindsbrook.

Impact on residential amenity

37. At present, the café is able to operate between the hours of 08:00 to 18:00 in winter, and 08:00 to 20:00 in summer. The extant consent does not restrict the outside seating within the consented hours. As such, in summer the café can operate until 20:00 in the associated outside seating.
38. The majority of the café's tables are located inside the L-shaped café; however, it also features some seating to the east and west of the building. The applicant has requested that the whole of the redline site, inclusive of the outdoor seating to the east and west, benefit from the revised operating hours. That is, to allow inside and outside service to run from 08:00 to 22:00 all year round.
39. It is considered that extending the operating hours inside the café building itself would have a negligible impact on the residential amenity of the area. As the campsite is an overnight facility, it is noted that there would be movement and a small amount of noise generated by the overnight stay of guests. It is considered that this would not be compounded by the extension of the café opening hours by 2-hours. The guests would be located within the building, where noise spillage would be minimal. Accordingly, there are no anticipated amenity impacts by allowing the café building to remain open until 22:00.
40. Whilst the applicant is requesting that the outside seating benefit from the same hours of the café, the Authority are mindful of the impact this may have on nearby properties, most notably The Limefield, Western House and Lea House. The seating to the east of the structure is located approximately 30m away from the Limefield, 35m away from Western House and Lea House. Whilst there are some stone building separating the site from Western House and Lea House, it is noted that the site is fairly open to the east and could create an unacceptable impact on the amenity of The Limefield by way of noise, particularly after the hours of 20:00 when a certain level of quiet is typically anticipated. Accordingly, it is recommended that if this application is approved, a condition restricting the outside eating to the east of the café building close at 20:00, in line with the existing hours of the consent.
41. As a result of the layout of the campsite and its built-form, there is less concern regarding the later opening hours for the seating to the west of the café building. This area of seating is closer associated with the campsite itself, where noise and movement later into the night would be anticipated or expected through visits to the toilet or shower block. Additionally, the form of the building creates a barrier between the open campsite to the west, and the residential properties to the east. The distance from this outside seating to the Limefield is approximately 45m, with the café itself in-between. It is a similar distance to Western House and Lea House; however, these dwellings benefit from the café and other buildings in-between. As such, it is anticipated that the cumulative impact resulting from the extension of opening hours, both inside and to the west of the café, would be negligible.
42. Accordingly, it is considered that the impact on residential amenity resulting from the extended opening hours can be appropriately mitigated by restricting the opening hours to the eastern seating section to the current summer opening hours of 08:00-20:00. In

addition, it is recommended that that a condition restrict any outside music in connection with the café, and that no outside lighting be installed unless in a scheme agreed with the National Park Authority. Subject to these conditions, it is considered that the revised opening hours would not have an unacceptable impact on the residential amenity of the area.

Highways and Access

43. The café serves a mixture of campsite visitors, local residents and passing trade. The campsite provides ample parking for the guests of the campsite. Other visitors to the café, such as local residents and passing trade, may park in the limited spaces inside the site, or alternatively park in the available spaces on Mary's Lane. The application was consulted with the Highways Authority who noted that the extension to the opening hours of the site would not have a significant material impact on the highway.

Impact on the special qualities of the National Park

44. As this application solely relates to the opening hours, as opposed to any external alterations to the café, there would be no impact on the valued characteristics of the landscape. Similarly, the impact on the conservation area would be neutral.

Conclusion

45. This application seeks consent to vary the opening hours of the café at Newfold Farm. As the café is extant and benefits from full planning permission, this report has not considered the principle of development for the facility. Instead it has assessed what the additional impacts of the development would be by extending their opening hours. It has been determined that subject to conditions, the impact on residential amenity can be appropriately mitigated. The area more likely to cause an adverse impact on residential amenity shall be restricted to opening between 08:00-20:00, in line with the existing hours. Additionally, the decision notice shall outline that no music be played outside, and there be no external lighting erected other than in complete accordance with a scheme agreed with the National Park Authority.

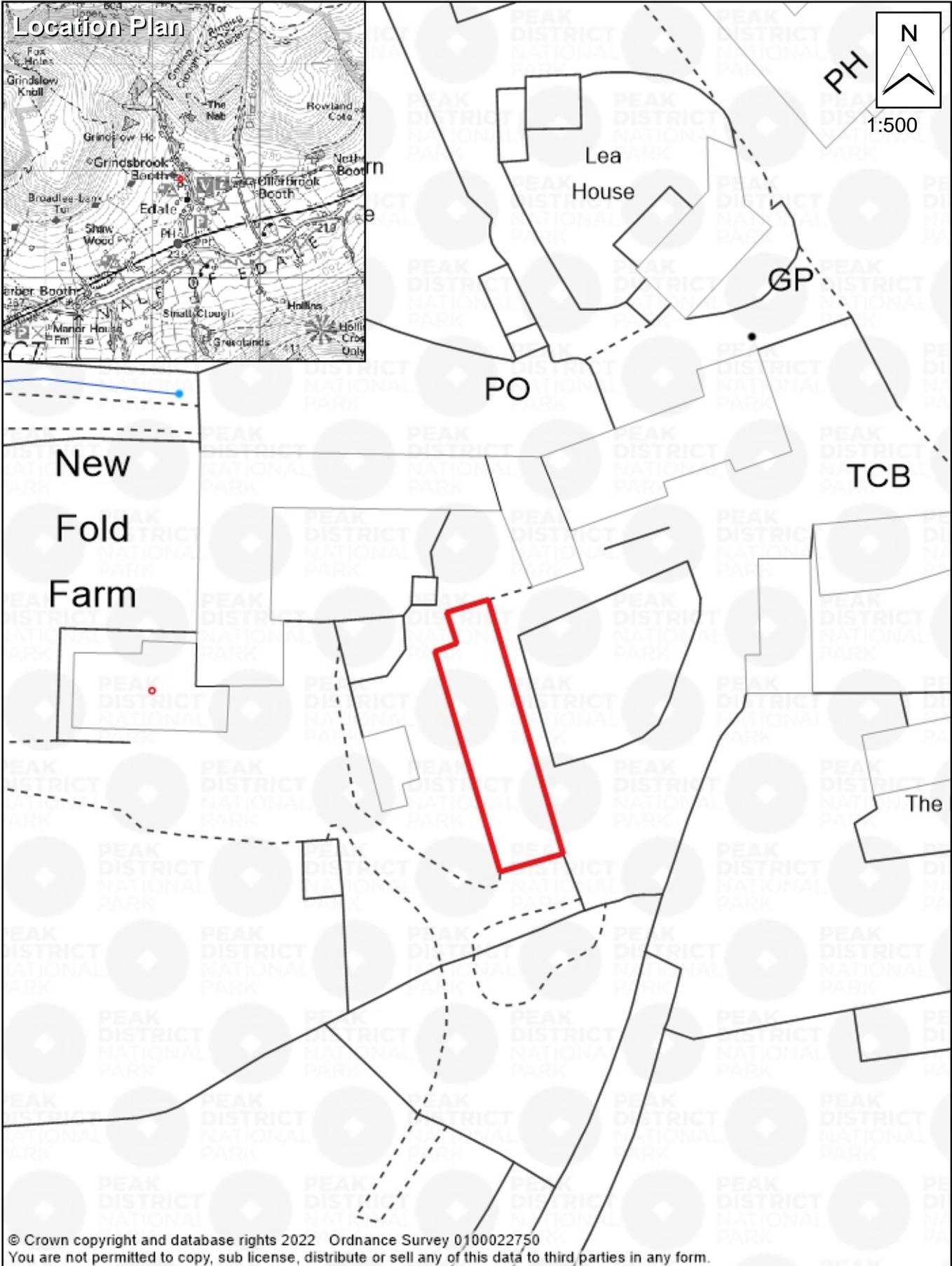
Human Rights

46. Any human rights issues have been considered and addressed in the preparation of this report.

47. List of Background Papers (not previously published)

48. Nil

Report author: Will Eyre, North Area Planner



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Newfold Farm, Coopers	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 8	Caravan Site and Cafe,	
Application No:	NP/HPK/1222/1567	Unnamed Road from	
Grid Reference:	412247, 385925	Stonecroft to Grindslow House, Grindsbrook Booth, Edale	

This page is intentionally left blank

9. FULL APPLICATION – MINOR REVISION DESIGN OF BRIDGE MODIFICATION WORKS PREVIOUSLY CONSENTED THROUGH THE NETWORK RAIL (HOPE VALLEY CAPACITY) ORDER AT SPITTLEHOUSE BRIDGE (BRIDGE MAS/25) NORTH OF A6187 HATHERSAGE ROAD HATHERSAGE. (NP/DDD/0123/0100 JK)

APPLICANT: NETWORK RAIL INFRASTRUCTURE LTD

Summary

1. This project has commenced under a Transport and Works Act Order (TWAO) and Deemed planning consent which included this bridge extension to carry the additional section of railway line.
2. The need has arisen for an amended bridge design as a result of another service owner's operational requirement to maintain access to an existing oil pipeline running under the bridge.
3. The amended bridge design maintains clearance heights for local vehicle access but will have a more modern utilitarian appearance as a result of the greater use of exposed concrete and steel compared to the consented design.
4. Subject to conditions to secure further mitigation of the visual impacts discussed below, on balance, the proposed design is considered to be acceptable given that it is located on a private access track away from general public view.
5. In this setting it would have only a minor local adverse impact upon the existing stone bridge and immediate setting which we conclude is outweighed by the wider and significant public benefits.
6. The application is therefore recommended for approval.

Site and Surroundings

7. The application site is the north side of an existing railway bridge carrying the Hope Valley Railway Line over a private access track which leads from the A6187 Hathersage to Sickleholme/Bamford road up to a property known as Cunliffe House. The bridge is about mid-way between the village of Hathersage and the hamlet of Sickleholme and is set back about 85m from the A6187, with Cunliffe House located around 180m further to the north.
8. There is a further dwelling, Lilybrooke, which takes access off the same private road and lies immediately on the east side of the access track between the railway line and the A6187.
9. An oil pipeline runs south-north underneath the line in the vicinity of the bridge and private road. The surrounding land comprises small grazing fields surrounded by hedged boundaries and mature trees.

Proposal

10. Full planning application for a new structure to be built alongside the existing bridge to carry the new passing loop line.
11. The structure would comprise a standard grey painted steel U-type deck sitting on reinforced concrete pile caps with piled foundations, located directly adjacent to the

north of the existing railway bridge structure. The proposed deck will have a total length of 12-metres and vertical clearance down to the lane of at least 3.8-metres. The concrete pile caps will be combined with the function of cill beams and ballast retention walls.

12. The existing upside stone wingwalls will be cut down to provide a minimum clearance of 0.8-metres to the new deck soffit for maintenance. New contiguous bored piles wingwalls will be cast in concrete, splaying away from the access road to provide restraint to the proposed embankment. The proposed wingwalls will be finished with gritstone cladding to match the existing wing walls on the south side of the bridge, however the concrete capping beam is not clad in stone.

Background

13. In 2018 Statutory Instrument No. 446 - The Network Rail (Hope Valley Capacity) Order 2018 was made along with a planning direction giving the project works deemed planning consent. These authorised Network Rail Infrastructure Limited to construct and operate works on the Hope Valley railway Line between Sheffield and Manchester for the purposes of improving capacity.
14. In effect these works provide for the construction of a 1km long approx. passing layby for slower trains to pull into and allow faster ones to pass, thereby increasing capacity on the line to 3 express trains an hour. The work includes new sections of embankment and cutting and associated works to the east of Bamford Station and west of Hathersage village to accommodate the new track layby section. Similar works were granted outside the Park at Dore and Totley Station for the opposite line direction.
15. The Deemed Planning Consent also authorised the widening of this bridge with a reinforced concrete box structure located directly next to the existing north side of the bridge.
16. Following consent in 2018, the presence of the oil pipe beneath the bridge structure has caused the consented box structure to be dismissed as an option, as the service pipe would have been covered with concrete and therefore made inaccessible. As the service owner requires access for routine maintenance an alternative design has needed to be found resulting in this current application.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions

- 1. Commence development within 3 years**
- 2. Carry out in accordance with specified approved plans which incorporate amended fence and wingwall capping treatments.**
- 3. Colouring of metal decking to be dark green to BS 12B29 or equivalent RAL**
- 4. Carry out in accordance with existing approved construction method statements and ecological reports.**

Key Issues

17. A scheme for the widening of this bridge has already been approved so the principle of the development is acceptable.

18. The key issue is therefore whether the revised design which is required for engineering reasons would still be appropriate and conserve the character, appearance and amenity of the local area, as well as that of neighbouring properties

History

19. 2018 – Transport and Works Act Order confirmed and deemed consent granted for rail passing loop and footbridge

Consultations

20. Highway Authority – In principle no objection to this proposal, however Construction Method Statement or Construction Management Plan needs to be submitted or condition for any future planning consent.
21. District Council – No response
22. Hathersage Parish Council – Object and make the following comments;

- (i) Proposed bridge modifications are significant and not a 'minor revision'.

Officer Note – This is correct in planning terms and is why a full application for planning permission needed to be made.

- (ii) Widening of the bridge would considerably reduce the clearance height and width, due to the angle and gradient of the road – the land affected is a registered agricultural holding and the proposed changes will unacceptably impede commercial and agricultural vehicular access clearance to the land and property.

Officer Note – The applicant has demonstrated this is not the case and access clearance height will remain as existing.

- (iii) Design and scale of the proposed bridge modifications mean it would look more like a motorway bridge and be totally out of character and not in keeping with the area's natural surroundings and beauty.

- (iv) Finish of the bridge wings should be in natural stone

Representations

23. Two letters of objection have been received raising the following summarised points;

- No dimensions of wing walls are shown.
- Does it remain in the TWAO area?
- The vertical clearance has been reduced and the extra width of the bridge brings it further up the inclined drive. The low height of the bridge is currently a problem with some vehicles. If the vertical clearance is not maintained at 4.1 metres vehicles coming up the drive will catch as they ascend the drive. This is a great concern, especially as the bridge clearance on the drawing shows 3.76m - We are a farm with high vehicles.
- The bridge would be visible from the house and two holiday lets - The design impacts the view coming down the drive.
- Question the need for black and yellow height boards on the north face and handrails when there never have been any and their addition makes it look like a motorway bridge.

- There is currently a culvert running parallel with the bridge and a drainage ditch maintained by Network Rail. There is no mention of a replacement on this application which is needed.

Main Policies

24. Relevant Core Strategy policies: GSP1, GSP3, DS1, L1, T3, CC1

25. Relevant Local Plan policies: DM1, DMC3, DMC11, DMC13, DMT3.

26. National Planning Policy Framework

27. The National Planning Policy Framework (NPPF) was revised most recently in 2021. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.'

28. Para 176. Of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads...'

29. Core Strategy Policies

30. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.

31. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

32. Policy DS1 sets out the development strategy with what types of development are acceptable within various areas of the National Park.

33. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics...

34. Policy CC1 states that in order to build in resilience to and mitigate the causes of climate change all development must make the most efficient and sustainable use of land, buildings and natural resources.
35. T3: Design of transport infrastructure
36. A. Transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.
37. B. Particular attention will be given to using the minimum infrastructure necessary and also to make transport interchanges welcoming and safe.
38. C. Mitigation measures will be provided where transport infrastructure severs wildlife routes.
39. Development Management Policies.
40. DM1 The presumption of sustainable development in the context of National Park purposes states that; When considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that are consistent with National Park purposes:
41. Policy DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. Particular attention will be paid to siting, scale, form, mass, levels, height and orientation in relation to existing buildings, settlement form and character, including impact on open spaces, landscape features and the wider landscape setting which contribute to the valued character and appearance of the area.
42. DMT3 - Access and design criteria seeks a high standard of design for transport related infrastructure.
- 43. Assessment**
44. Principle of the Development
45. The principle of widening the bridge to carry the new passing line has already been established via the TWAO. This application seeks approval for an amended design and is necessary to enable maintenance access to an existing oil pipeline to be retained which would otherwise have been covered by the original consented design.
46. The key issue in this application is therefore the impact of the revised design upon the character and appearance of the bridge and its local landscape setting together with any impacts upon access or amenity for the neighbouring properties.
47. Design and Landscape Impact
48. The current approved scheme

49. The TWAO consented design for the bridge widening was to consist of a cast in-situ reinforced concrete box structure located directly adjacent to the North side of the existing bridge. The deck would carry the new passing line and would have had a clear span of 3700mm and vertical clearance of 4100mm. The walls and base slab would have been 300-400mm thick and cast using permanent formwork planks to ensure road access was maximised. The existing stone wingwalls holding back the former embankment were to be buried and new concrete wingwalls were to be cast which splayed away from the access road at 25 degrees, providing restraint to the enlarged embankment supporting the new line.
50. Those new wingwalls were to be finished with gritstone cladding to match the existing wing walls on the unaltered south side of the bridge by re-using the coping stones, newels, and newel caps from the existing wing walls and where necessary, providing new stone ones to make up the shortfall.
51. The concrete bridge deck between the stone flanking walling was kept to a minimum and despite the necessary additional fencing the overall appearance of the consented bridge widening and associated works would have been broadly similar in appearance to the existing stone bridge with minimal concrete on show.

The proposed amended design

52. In contrast to the approved scheme, the application plans show a reinforced U-shaped steel deck painted grey alongside the existing bridge carrying the additional line across the span. This would be sat on large concrete pads either side of the existing stone spay walls below and amended plans have shown that the existing clearance underneath for the local farmers vehicles will not be compromised. The existing stone splay walls would be cut down in height with new taller stone-faced splay walls erected either side and extending further away from the north side of the bridge than the existing ones.
53. These new splay walls are to be formed from concrete piles and whilst the outer face is proposed to be clad with stone walling, the applicants explain they have an engineering need for them to be capped with mass concrete. This is essential to tie them all together and form one structure strong enough to hold back the compacted and enlarged embankment supporting the new line either side of the bridge. They explain that it is further a requirement on grounds of long-term integrity and ease of safety inspections that this concrete beam is not covered in stone masonry.
54. The use of such a large amount of exposed concrete in the structure will have an adverse visual impact upon the character and appearance of the bridge which would not meet our policy requirement for a high standard of detailed design. The appearance does have to be considered in the context of the very high engineering and safety requirements railway development must meet. These are acknowledged by your officer alongside the fact that this side of the bridge can only be viewed from the private access track.
55. Whilst the site is not open to general public view the high design threshold in our policy still applies and therefore we have asked the agent and applicant to look into alternative ways to improve the appearance of this beam and submit alternative enhancement methods to cladding in time for the Planning Committee. Officers have suggested they look into using a 'formliner' imprinted with stone walling profiles when the slab is cast followed by etching to give the concrete the appearance of stone walling such as used on the reservoir spillway at Riding Wood Reservoir in the Park where the engineering and safety requirement prevented the use of natural stone.

56. Whilst the detailed plan does not show light coloured metal safety railings on top of these new wing walls the submitted 'visualisation' does. This is a confirmed safety requirement and therefore officers have requested that this impact is 'softened' by having the safety fencing fixed at the back of the wing walls and match the visually more pleasing boundary fence proposed along the rest of the line. In addition, a condition to require the metal bridge deck to be painted a dark green rather than grey would also help tone down the visual impact and help it sit more in harmony with the rural location and other bridge colours in the local area.
57. In summary, the overall visual impact of the revised design is less sympathetic to the design and setting of the existing stone bridge than the now discounted approved scheme. Nevertheless, provided the best available enhancement to the appearance of the concrete beam and deck discussed above is achieved, officers have concluded that the limited visual harm of the design upon the existing bridge and the immediate local landscape is outweighed by the very significant public transport benefits arising from the scheme as a whole. In reaching this conclusion weight is attached to fact that the lane is private and hence there is extremely limited public visibility of this side of the bridge.

Other Issues

58. The design and access concerns of the local Hathersage Parish Council and the local residents are understood and to a large extent shared by officers. In response the applicants have confirmed the drainage ditches and culvert will be maintained and that vehicle height clearance under the bridge is not compromised. There is however an imperative safety need for the height warning signage which has to stay and in any case is covered by separate advertisement regulations which allow for such operational signage.
59. The Highway Authority have suggested a Construction Method Statement be submitted via a condition of any consent. In this case the current consented project is working to a number of highly reports including a detailed construction working statement. It is therefore appropriate that these are adopted in any consent for this amended design rather than calling for new reports.
60. The above clarifications coupled with the modest enhancements to appearance sought will largely address the local objections and concerns to the point where in this private setting the weight that can be attached to them in the planning balance is now limited and concluded to be outweighed by the wider and significant public benefits of the proposal.

Conclusion

61. The principle of the scheme has been previously accepted. This revised proposal arises out of an engineering need for an alternative scheme design. The amended design would have a modern, functional appearance due to the greater use of exposed steel and concrete and as a result would cause some minor harm to the setting of the existing bridge. However, that visual impact can be mitigated to a sufficient degree such that the limited harm to the existing bridge and very local private landscape setting are outweighed by the wider and significant public benefits resulting from the enhanced capacity on the railway line which must weigh heavily in the planning balance.
62. Subject to conditions covering further mitigation as set out above and a condition specifying colour, it is concluded that the revised design would accord with adopted

policies in the local development plan and the application as amended can therefore be recommended for conditional approval.

Human Rights

63. Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

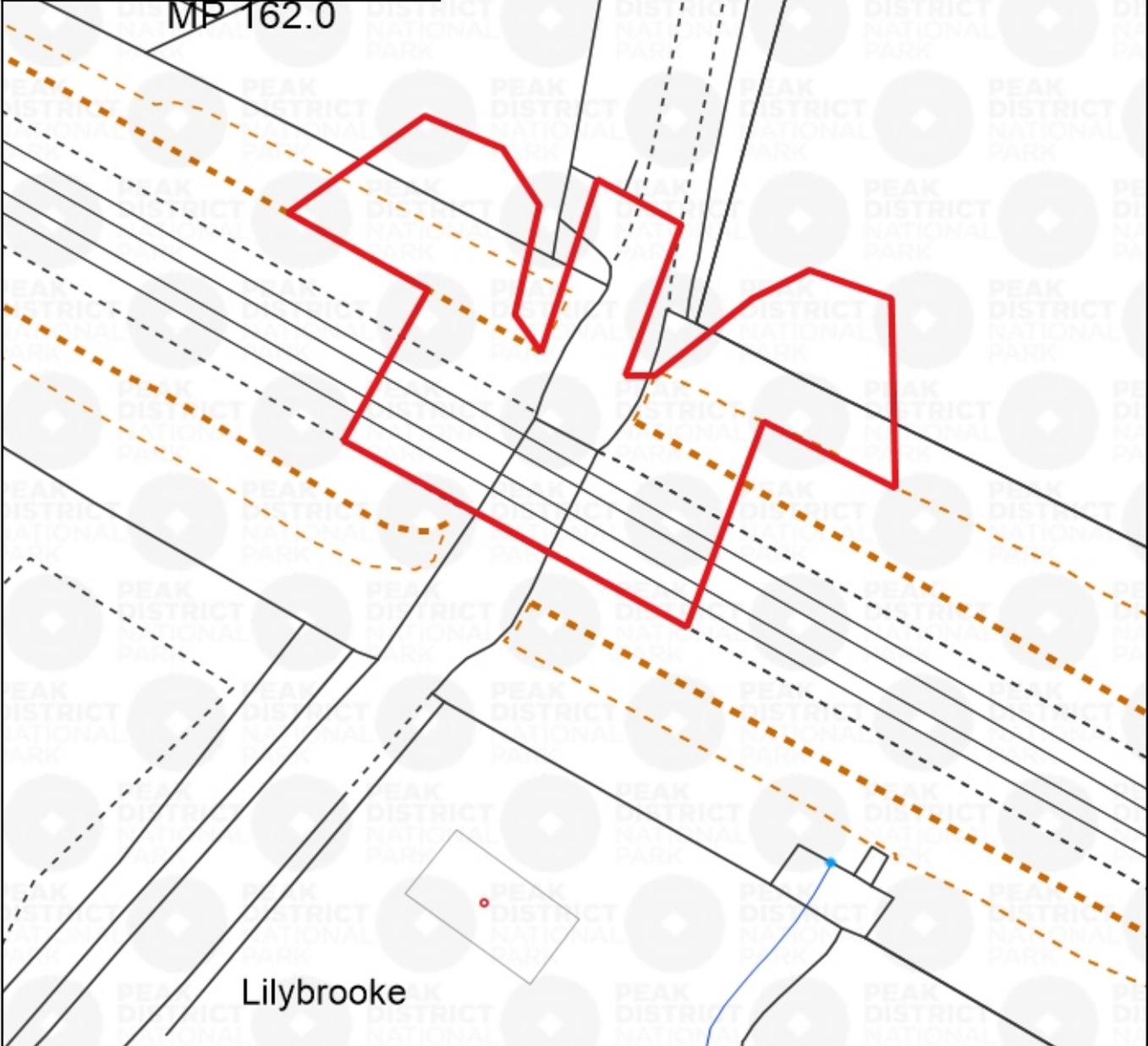
64. Nil

65. Report Author – John Keeley North Area Planning Team Manager



1:500

MP 162.0



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Spittlehouse Bridge (Bridge MAS/25) North of A6187 Hathersage Road, Hathersage	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 9		
Application No:	NP/DDD/0123/0100		
Grid Reference:	421601, 382054		

This page is intentionally left blank

10. FULL APPLICATION - TWO STOREY REAR EXTENSION TO AN AGRICULTURAL WORKER'S DWELLING, AT VICARAGE BARN HOLLINSCLOUGH (NP/SM/0223/0121, P.1813)

APPLICANT: MR AND MRS HUDSON

Summary

1. The application property, Vicarage Barn was converted to an agricultural workers dwelling in 2016, and is situated in a prominent and isolated position, next to a public footpath with the dramatic backdrop of Chrome and Parkhouse Hills relatively close by to the north-east.
2. The application is for a rear two storey extension with a bedroom at the first floor and an office at ground floor to accommodate a growing family.
3. The proposed design of the extension detracts from the simple form and agricultural character of the original barn and would significantly harm its character and appearance and setting within the wider landscape. This harm would not be outweighed by the benefits of additional living space for the current family.
4. The application is recommended for refusal.

Site and Surroundings

5. This application relates to a converted barn situated in an isolated and exposed position about 240m north-east of Hollinsclough hamlet.
6. The building is adjacent to the narrow northerly back lane between Hollinsclough and Longnor. A Byway Open to All Traffic (BOAT) passes diagonally through the yard area to the front of the dwelling, which is also signposted as a public footpath.
7. The barn is framed by the dramatic backdrop of Chrome and Parkhouse Hills, which are situated ½km to the north-east. Access to the property is directly off the BOAT and there is a grassed yard area to the front of the barn.
8. Planning permission was granted in 2016 for the conversion of the barn to an agricultural dwelling.
9. The building was a traditional barn with a low two-storey form, constructed of roughly coursed natural gritstone under a Staffordshire Blue natural plain clay tile roof. It has a fairly simple appearance, with pleasant symmetrical frontage, three door openings on the ground floor and a central window above. The external corners of the barn are dressed with natural gritstone quoinwork and there is projecting gritstone string coursing to the eaves. There is a single-storey, lean-to building attached to its north-eastern gable, with a matching Staffordshire blue tile roof.
10. The dwelling sits on level ground close to the lane and occupies a prominent position in the landscape, particularly when approaching the site along the back lane and the public footpath.
11. The approved conversion scheme was considered acceptable as the accommodation was retained within the existing shell of the building, utilising existing openings and without new extensions.

12. The property is visible from distant viewpoints along the southerly approach road into Hollinsclough from Longnor 460m to the south-west. From these viewpoints the dwelling appears relatively isolated and is framed by the iconic limestone hills of Chrome and Parkhouse. Consequently, it presents a pleasing composition in the landscape that makes a significant contribution to the character of the surrounding landscape.
13. The converted barn is not listed or within a conservation area. Nevertheless, given its history and character it is considered a non-designated heritage asset.

Proposal

14. The proposal is for a rear two storey extension with an office at the ground level and bedroom at the first floor.
15. Pre-application advice was sought by the applicant in 2022 and they were advised that;

A two storey gabled extension would be very unlikely to be supported, with the existing building being a modest barn of simple form. In a further response, weight was given to their circumstances, advising that a modest lean-to off the rear could potentially be supported; about 3m wide x 2.5m deep.

That advice was not followed in the current proposals.

16. A small attempt has been made to preserve the agricultural character in the extension with only one 'picking hole' style opening on the gable. However this is not sufficient conservation of the agricultural character of the building.

RECOMMENDATION:

That the application be REFUSED for the following reasons

- 1 The proposed scheme by virtue of the scale, form, massing and design of the proposed extension detracts from the significance of the barn as a non-designated heritage asset by virtue of its simple form and agricultural character, contrary also to the Authority's Building Design Guide and Conversion of Historic Buildings SPD.**
- 2 The barn occupies a prominent and exposed position in a landscape of exceptional value that should be conserved because of its intrinsic scenic beauty. The current proposals would fail to meet this objective and the proposed extension on the residential dwelling would spoil the character and setting of the traditional barn conversion by further domesticating the structure in this sensitive location. The proposals would therefore be contrary to Core Strategy policies GSP1, GSP2, GSP3, L1 and L3, Development Management Policies DMC3, DMC5, DMH7, and national planning policies in the Framework.**

Key Issues

17. Impact of the proposed alterations and extensions on the character and appearance of the existing building and its setting.

Relevant Planning History

18. July 2022 – Planning enquiry concerning likelihood of approval to extension. PE\2022\ENQ\45918

19. July 2016 – Non material amendment on NP/SM/0315/0158. NP/NMA/0616/0512 – Approved
20. March 2015 – Proposed change of use of New Building into an agricultural workers dwelling. NP/SM/0315/0158 – Approved

Consultations

21. Parish Council – Provided a comprehensive statement in support of the development. This is available to view on the public file.
22. Highway Authority – No response at time of writing.
23. Borough Council – No response to date.

Representations

24. We have received eleven letters of support, all on the grounds that the young family contribute positively to the local village and wishing to retain them as an asset in the community.

Main Policies

25. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3 and CC1
26. Relevant Development Management policies: DMC1, DMC3, DMC5, DMC10, DMH7

National Planning Policy Framework

27. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park, the development plan comprises our Core Strategy 2011 and the Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between the development plan and the NPPF and therefore our policies should be given full weight in the determination of this application.
28. Paragraph 176 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
29. Paragraph 189 of the NPPF states, [heritage] assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

30. The cumulative impact of incremental changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies.

Peak District National Park Core Strategy

31. Policy DS1 sets out the Development Strategy for the National Park. DS1.C. sets out the forms of development that are acceptable in principle in the countryside outside of the Natural Zone. Policy DS1 states that extensions to existing buildings are acceptable in principle in the countryside.
32. Policy GSP1 requires all development to be consistent with the National Park's legal purposes and duty. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
33. Core Strategy policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.
34. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide, impact on living conditions of communities, impact on access and traffic levels and use of sustainable modes of transport.
35. DS1 Development Strategy and L1 Landscape character and valued characteristics, both support agricultural development in the open countryside, provided that development respects, conserves and enhances the valued characteristics of the site, paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.
36. Policy L3 says that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance. Other than, in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset.
37. Policy CC1 says that in order to build in resilience to and mitigate the causes of climate change all development must: make the most efficient and sustainable use of land, buildings and natural resources; take account of the energy hierarchy; be directed away from flood risk areas and reduce overall risk from flooding; achieve the highest possible standards of carbon reductions and water efficiency.

Development Management Policies

38. Policy DMC3. A says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive

sense of place.

39. Policy DMC3. B sets out various aspects that particular attention will be paid to including: siting, scale, form, mass, levels, height and orientation, settlement form and character, landscape, details, materials and finishes landscaping, access, utilities and parking, amenity, accessibility and the principles embedded in the design related SPD and the technical guide.
40. Policy DMC5 says that applications for development affecting a heritage asset, including its setting must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the propose development is desirable or necessary. The supporting evidence must be proportionate to the significance of the asset and proposals likely to affect archaeological and potential archaeological interest should be supported by appropriate information.
41. DMC5. E says that if applicants fail to provide adequate or accurate detailed information the application will be refused. DMC5. F says that development of a non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset unless the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.
42. DMC10. A says that conversion of a heritage asset will be permitted provided that it can accommodate the new use without changes that adversely affect its character and that changes brought about by the new use conserves the significance of the heritage asset, its setting and the landscape. DMC10. B says that particular attention will be paid to the impact of domestication and urbanisation including the provision of safe access, amenity space, parking and domestic curtilage.
43. Policy DMH7. A says that extensions and alterations will be permitted provided that the proposal does not detract from the character, appearance and amenity of the original building, its setting or neighbouring buildings, dominate the original dwelling, particularly where it is a heritage asset or create or lead to undesirable changes to the landscape or any other valued characteristic.

Supplementary planning documents (SPD) and other material considerations

44. The adopted climate change and sustainable building SPD provides detailed guidance on construction methods and renewable technologies along with a framework for how development can demonstrate compliance with policy CC1.
45. The adopted design guide SPD and supporting building design guide provides detailed guidance on the local building tradition within the National Park and how this should be utilised to inform high quality new design that conserves and enhances the National Park.
46. The conversion of historic buildings SPD provides detail about form, design and materials for proposals to convert historic buildings within the National Park.

Assessment

Principle

47. The key issue for this application is whether the proposed development would be of appropriate design and scale, which would conserve the character and appearance of

the existing building, its setting and the landscape, particularly bearing in mind that the building is a successfully converted barn and a non-designated heritage asset.

48. Within the guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn should afterwards look like a converted barn, and not like a new house. When converting traditional buildings, new uses should not require the construction of extensions or ancillary buildings.
49. Our adopted Supplementary Planning Document (Detailed Design Guide) for alterations and extensions states that extensions should be sympathetic, subservient to the original building, and limited in size. The SPD states that the original character of the property should not be destroyed when providing additional development; the scale of extension that can be accommodated satisfactorily is dependent on the nature of the existing building. The Building Design Guide provides technical guidance on form, scale and massing and the Conversions SPD provides detailed guidance. It is considered that the existing converted barn follows these principles.

Impact

50. The building is an attractive converted barn, which is characterised by its simple vernacular design, use of traditional materials and its historic functional relationship with the surrounding land. The building has been sensitively converted and makes a positive contribution to the limestone plateau landscape and its setting within the foothills of Chrome and Parkhouse.
51. The building design guidance on barn conversions states that the scale, and basic shape of the building should not be compromised by the conversion. It is best to work within the existing shell of the building and to avoid extending upwards and outwards. The original conversion followed this guidance and renovations were kept within the original shell of the building, using original openings to retain its character. A two-storey extension off the rear elevation of the property would not be in keeping with the intention to retain the character of the building by keeping within the existing shell. Guidance also states that the character of the barn remain unchanged after the conversion.
52. Field barns are vernacular buildings and an important feature of the White Peak landscape which surround the villages. They were constructed out of local materials, and designed for their local landscape. As patterns of land holdings have changed (the village farm houses serving scattered fields are now gone, replaced by larger farms with houses and farm buildings on the land being farmed) and farming methods have improved, these fine buildings are our best informants on historic farming practices and architecture.
53. The Authority's adopted policies allow for conversion of traditional barns such as this if the building can accommodate the new use without changes, which would adversely affect its character; such changes include significant enlargement or other alterations to the form and mass, inappropriate new window spaces or doorways, and major rebuilding. The former barn has been converted in accordance with our policies and any proposed extensions must be considered in that context.
54. Having regard to the size of the extension, its form and the impact on the plan form of the existing building we consider that the proposed extension would be a significant enlargement, which would harm the original building and its character and appearance. The proposed extensions are therefore contrary to policies GSP3, L3, DMC3, DMC5 and DMH7 and guidance within our adopted Supplementary Planning Documents.

Landscape Impact

55. Vicarage Barn, as it stands, is a relatively modest dwelling of simple form, and is situated in a prominent and isolated position, next to a public footpath with the dramatic backdrop of Chrome and Parkhouse Hills relatively close by to the north-east.
56. The barn is considered to be isolated, despite it being only a short distance from Hollinsclough. It sits in a pastoral landscape with open views in particular towards Chrome and Parkhouse Hills, both iconic limestone hills. It is visible from close views from the adjacent road and BOAT and from the wider landscape when approaching Hollinsclough on its southerly approach road. Consequently, it is considered that any further developments on the barn conversion would have a significant adverse impact, not only on the character and immediate setting of the barn itself, but also on its wider landscape setting and its contribution to the setting of Chrome and Parkhouse Hills.
57. Whilst the design of the extension is sympathetic to the original structure, containing a minimal amount of new openings and massing situated lower than the current roof, given the position of the structure in such an exposed and prominent location within the landscape, it is considered that the scale of this extension would detract from the original character of the building from several vantage points, as well as detracting from the valued characteristics of the local area and further domestication of the holding would have a significant adverse impact.
58. Overall, for the reasons set out above, the building would cause significant harm to the largely unsettled character of the landscape, contrary to policies GSP1, GSP2, GSP3, L1, DMC1, and DMC3 of the Authority's Local Plan, as well as to the provisions of the NPPF in so far as they relate to conserving the scenic beauty of National Parks.

Other issues

59. The proposals would not harm the privacy or amenity of any neighbouring properties because of the isolated location of the building. The proposal therefore accords with policies GSP3 and DMC3 in these respects.
60. No alterations to the access to the highway are proposed and the proposal would not affect off-street parking in accordance with policies DMT3 and DMT8.
61. The proposed extension would be constructed with insulation to walls, floor, and roof to meet current building regulations. It would be constructed using reclaimed stone as well as tiles to match those existing. These proposals are considered sufficient to comply with Policy CC1 on sustainable development.
62. The application property is an agricultural dwelling, which limits the family's ability to relocate and as a growing family they require more room for accommodation. These circumstances were addressed during pre-application correspondence and the issues were given weight to merit the consideration for a single-storey extension, large enough for a small bedroom. This advice was not followed.

Conclusion

63. The design of the extension detracts from the simple form and agricultural character of the building as a non-designated heritage asset, contrary to Building Design Guidance and Conversion of Traditional Buildings SPD.
64. The barn occupies a prominent and exposed position in a landscape of exceptional value that should be safeguarded because of its intrinsic scenic beauty. The current

proposals would fail to meet this objective and the proposed extension on the residential dwelling would spoil the character and setting of the traditional barn conversion by further domesticating the structure in this sensitive location. The proposals would therefore be contrary to Core Strategy policies GSP1, GSP2, GSP3, L1 and L3, saved Local Plan policies DMC1, DMC3, DMC5, DMC10, DMH7, and national planning policies in the Framework.

65. Giving regard to our statutory purposes, duty and policies within the development plan, in this case, the benefits of the development in providing a larger agricultural dwelling for a local family would not outweigh the significant harm to the character and appearance of the barn and its setting.

66. Therefore, the proposed development is contrary to the development plan. We have considered all other material considerations; however, these do not indicate that a contrary decision should be taken. The application is therefore recommended for refusal.

Human Rights

67. Any human rights issues have been considered and addressed in the preparation of this report.

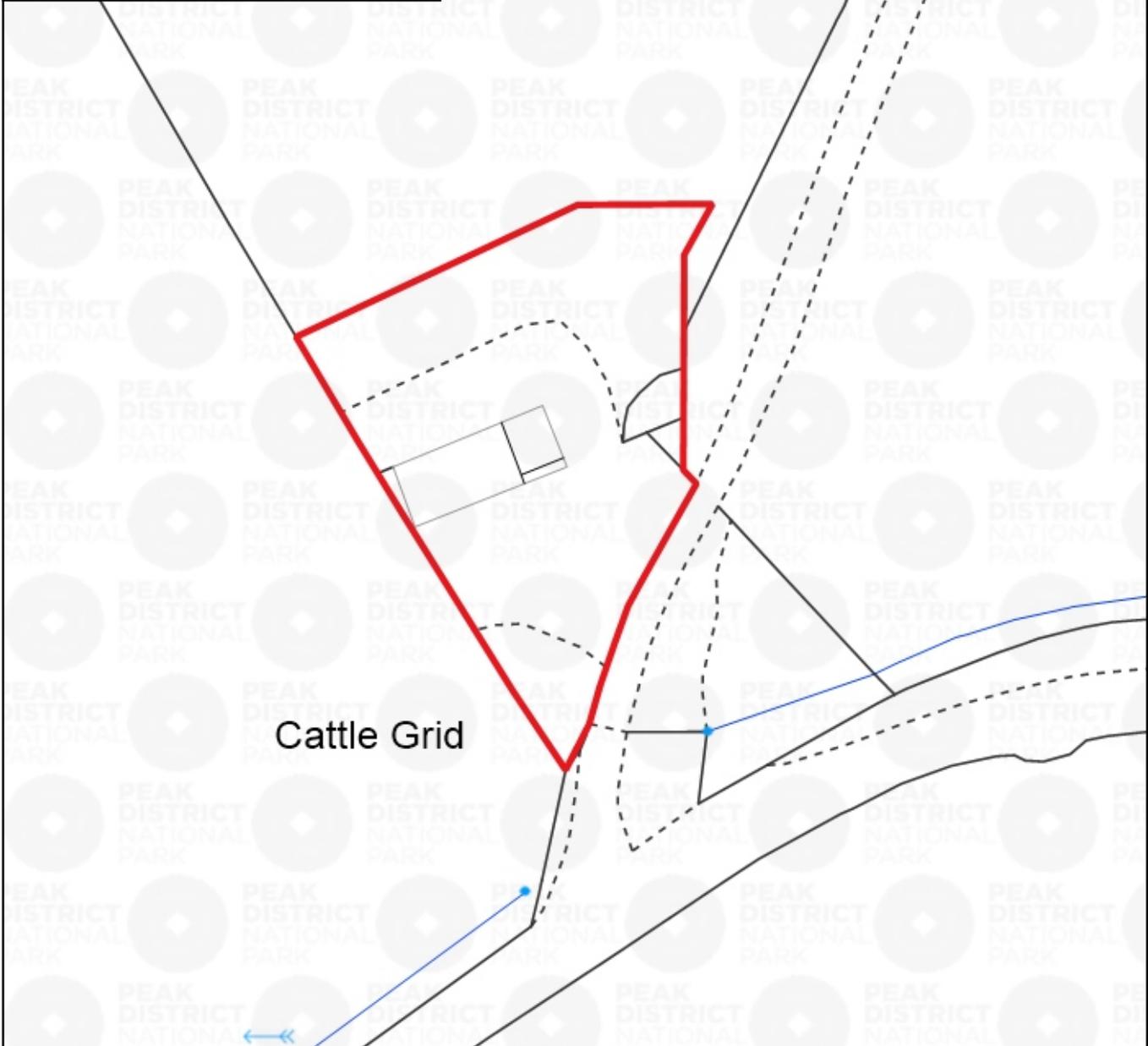
List of Background Papers (not previously published)

68. Nil

Report Author: Rachael Doyle, Assistant Planner



1:500



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Vicarage Barn, Hollinsclough	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 10		
Application No:	NP/SM/0223/0121		
Grid Reference:	406853, 366666		

This page is intentionally left blank

11. HOUSEHOLDER APPLICATION – SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING DWELLING AT THE OLD CHAPEL, HEATHCOTE, HARTINGTON (NP/DDD/0922/1164/PM)

APPLICANT: MR STEVE STOFFELL

Summary

1. The Old Chapel, is a residential dwelling, a converted former Methodist chapel located within the settlement of Heathcote.
2. A single storey extension to the property is proposed.
3. The design and positioning of the proposed extension is not considered to be complementary to the parent building in terms of form and massing nor reflective of the local vernacular building tradition of simple building shapes. It is considered that the proposal would detract from the existing appearance of the property as a former religious chapel.
4. The application is therefore recommended for refusal as the proposal does not conserve or enhance the character, appearance or significance of the non designated asset, and therefore is not in accordance with the relevant adopted policies.

Site and Surroundings

5. The application property is a residential dwelling, a converted former Methodist chapel dating from the 19th century. It is located within the small settlement of Heathcote, approximately 1.5 km east of the village of Hartington.
6. The property is constructed from roughly coursed limestone rubble with gritstone dressings and has a slate tiled roof.
7. The property is recorded on the Derbyshire Historic Environment Record (HER) as “A former 19th century Wesleyan Methodist Chapel, later used by the Primitives, in Heathcote which is now a private residence”. Original features on the exterior of the building are sufficiently complete for the building to be read as a former religious building. The property is considered to be a non designated heritage asset. Additionally, heritage significance is considered to derive from the social history of its former use as a place of worship within the settlement.
8. Prior to being converted into residential use in the 1990s the building was most recently used as an agricultural storage building for a nearby farm.
9. The front elevation of the building faces in a south easterly direction towards a vehicular access track to Chapel Farm. The majority of the garden land serving the residential dwelling is positioned between the front elevation of the property and the access to Chapel Farm. The main street in Heathcote passes to the north east of the application property, passing the side elevation of the property. The site is bounded by drystone walls.
10. The Grade II listed Heathcote Farmhouse is located approximately 30 metres to the east of the application property. Adjacent residential properties to the south west and north west are Chapel Farm and Chapel Barn. The application site is not located within a conservation area.

11. Public footpaths from the north west and south west converge on the edge of the settlement and then pass immediately to the rear of the application property.

Proposal

12. Planning permission is sought for the erection of a extension protruding from the front elevation of the existing side extension to the property by approximately 3 metres. The extension would have a dual pitched roof and front gable.
13. Plans as originally submitted also proposed a large porch to the front door of the property. Amended plans have seen the porch removed from the proposal, and a reduction in the amount of glazing proposed in the extension.

RECOMMENDATION:

That the application be REFUSED for the following reason:

The design and positioning of the proposed extension is not considered to be complementary to the parent building in terms of form and massing nor reflective of the local vernacular building tradition of simple building shapes. The proposal would detract from the existing appearance of the property as a former religious chapel. The proposal would not conserve or enhance the character, appearance, setting or significance of the non designated heritage asset and is contrary to Core Strategy policies GSP1, GSP2, GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH7.

Key Issues

- The principle of the development.
- The impact upon the appearance, character and heritage significance of the property.
- The impact upon highway safety.
- The impact upon the residential amenity of neighbouring occupiers.
- Climate change mitigation

History

14. 1993 – Conversion of Former Chapel to dwelling – Planning Permission granted.

Consultations

15. Highway Authority – No highway objection subject to no loss of parking
16. District Council – no response
17. Parish Council – Supports the proposal, noting that the existing dwelling is a small building for a dwelling, the proposal is in keeping with the design of the existing building, and that neighbours have not objected to the proposal.
18. PDNPA – Archaeology – Highlights that the application property is on the HBSMR and is considered to be a non designated heritage asset. Expresses concern that the the extension will project forward from the chapel frontage changing its simple original appearance.

Representations

19. A representation letter has been received from the Derbyshire Dales Ramblers Group. The group has no objection to the proposal subject to nearby public footpaths remain unaffected at all times both during and after the construction of the proposal.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, CC1
21. Relevant Development management policies: DMC3, DMC5, DMH7

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the East Midlands Regional Plan 2009, the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
23. Paragraph 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

Peak District National Park Core Strategy

24. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
25. Policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.

26. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
27. Policy DS1 - Sets out the development strategy – the forms of development that are acceptable in principle in all settlements and in the countryside outside of the Natural Zone.
28. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
29. Policy L3 explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
30. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

31. DM1 – *The presumption of sustainable development in the context of National Park purposes.* These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
32. DMC3 - *Siting, Design, layout and landscaping.* DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
33. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting.* The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals.
34. DMH7 - Extensions and alterations. States (amongst other things) that extensions and alterations to dwellings will be permitted provided that the proposal does not (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings.

Supplementary guidance

35. The PDNPA has a Supplementary Planning Document (Detailed Design Guide) for alterations and extensions. Chapter 3 relates to extensions to dwellings and states that there are three main factors to consider: (1) massing, (2) materials and (3) detailing and style. All extensions should harmonise with the parent building, respecting the dominance of the original building. The original character of the property should not be destroyed when providing additional development. Further guidance is provided by the 1987 Building Design Guide

Assessment

The principle of the development

36. Planning policy is supportive of proposals for extensions to dwellings in principle.

The impact upon the appearance, character and heritage significance of the property

37. The property largely retains the form and appearance of its original use as a religious chapel. Notwithstanding the existing side extension the building can be read as a former chapel when viewed from the street, the existing side extension being subordinate in scale and appearance to the former chapel building.
38. Key features of the form and design of the property which suggest a former place of worship are the large arched windows positioned high up on the walls. On the front elevation these are located either side of a centrally placed arched doorway. Additionally, the property has a high eaves level for what was originally a single storey building.
39. The original property is of a simple rectangular form. The roof has a central ridge with gabled ends. The simple form and design of the original building is similar to vernacular residential properties of a similar age. The openings are also vertically proportioned and positioned away from edges and corners, features also of traditional vernacular residential buildings.
40. The proposed front extension to the existing kitchen to provide a 'snug' would significantly change the appearance of the front elevation of the former chapel detracting from its current appearance as a former religious building. The proposed extension to the kitchen would project forwards of the front elevation of the current building undermining the dominance of the former chapel building when viewed from within and from beyond the front garden of the property. Additionally, the proposed front extension extending off the existing side extension, effectively results in a 'wrap around' side / front extension. This necessitates a complex roof arrangement which is not in keeping with the vernacular tradition of simplicity of form resulting from a balanced plan and simple roof shape.
41. The design and positioning of the proposed extension is not considered to be complementary to the parent building in terms of form and massing nor reflective of the local vernacular building tradition of simple building shapes. The proposal would detract from the existing appearance of the property as a former religious chapel. The proposal would not conserve or enhance the character, appearance, setting or significance of the non designated heritage asset and is contrary to Core Strategy policies GSP1, GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH7.
42. The submitted heritage statement highlights that there has previously been an extension in the approximate location of the now proposed extension and that as such there is historic precedent for an extension projecting to the front of the property. However, it is considered that the existence of a previous front extension is of limited relevance when considering the setting of the heritage asset in its current restored condition. The former front extension was erected at a time when the building was being used as an agricultural storage building, after it had ceased to be used as a place of worship. The former front extension existed when the building was in a state of

relative disrepair with bricked up windows and fibre cement roof sheets. A front projecting extension is not a form of development associated with the time that the building was in use as a place of worship.

43. It is its former use as a place of worship from which the heritage significance of the building is derived. The conversion of the former chapel to residential use in 1993 conserved and enhanced the character and appearance of the building. As part of this enhancement, the former front projecting extension was demolished and replaced with a more appropriate side extension which is subordinate in scale to the main building and of simple design. The reintroduction of a built form to the front of the former chapel, removed in 1993 as part of a process of enhancement cannot therefore now not been seen as an action which conserves or enhances the character, appearance, setting or significance of the former chapel.
44. Permitted Development rights for alterations and extensions to the property were removed at the time that the property was converted to residential use in 1993. The application description makes reference to alterations as well as to an extension. The key external alteration proposed for the existing dwelling is the insertion of a rooflight into the side facing roof slope of the existing side extension. There are concerns about the design of this rooflight as shown on the submitted plans however were other aspects of the proposal considered acceptable, it would be possible to use a condition to require a conservation style rooflight.

Impact upon highway safety

45. The consultation response received from the highway authority advises that there is no objection subject to no loss of parking. There would be a reduction in available driveway as the proposed front extension would protrude into the front driveway by more than 3 metres. However, the existing front driveway is long and it is considered that the reduced length of the driveway could accommodate 3 cars. There is a further off road parking space to the side of the property. The proposed extensions do not create additional bedrooms which might be expected to create demand for more vehicle parking space. It is considered that there would be sufficient off road parking provision for the size of the dwelling as extended.

Impact upon the residential amenity of neighbouring occupiers

46. The proposal extension would not result in any harm to the residential amenity of nearby residential occupiers. The proposed rooflight to be inserted into the side of the existing extension has the potential to allow for overlooking towards the residential property at Chapel Farm, and particularly the garden area to the front of the property at Chapel Farm, which is currently not visible from the street scene or from other nearby occupiers. However, were other aspects of the proposal acceptable, it would be possible to resolve this concern by the use of a condition to require the rooflight to be obscurely glazed and non opening.
47. It should be noted that this concern applies only to the rooflight proposed for the existing extension. The two rooflights proposed in the side of the proposed extension have a different relationship with Chapel Farm and an existing substantial hedgerow would prevent the potential for overlooking from these.

Climate change mitigation

48. The submitted Design and Access Statement outlines proposed measures to minimise resource use and maximise energy efficiency. Having regard to the scale of the proposed development it is considered that these measures are sufficient to ensure compliance with policy CC1.

Conclusion

49. The design and positioning of the proposed extension is not considered to be complementary to the parent building in terms of form and massing nor reflective of the local vernacular building tradition of simple building shapes. The proposal would detract from the existing appearance of the property as a former religious chapel. The proposed extension would not conserve or enhance the character, appearance, setting or significance of the non designated heritage asset, contrary to Core Strategy policies GSP1, GSP3 and L3 and Development Management policies DMC3, DMC5 and DMH7. There are no material considerations which outweigh this conflict. It is therefore recommended that the application be refused planning permission.

Human Rights

50. Any human rights issues have been considered and addressed in the preparation of this report.

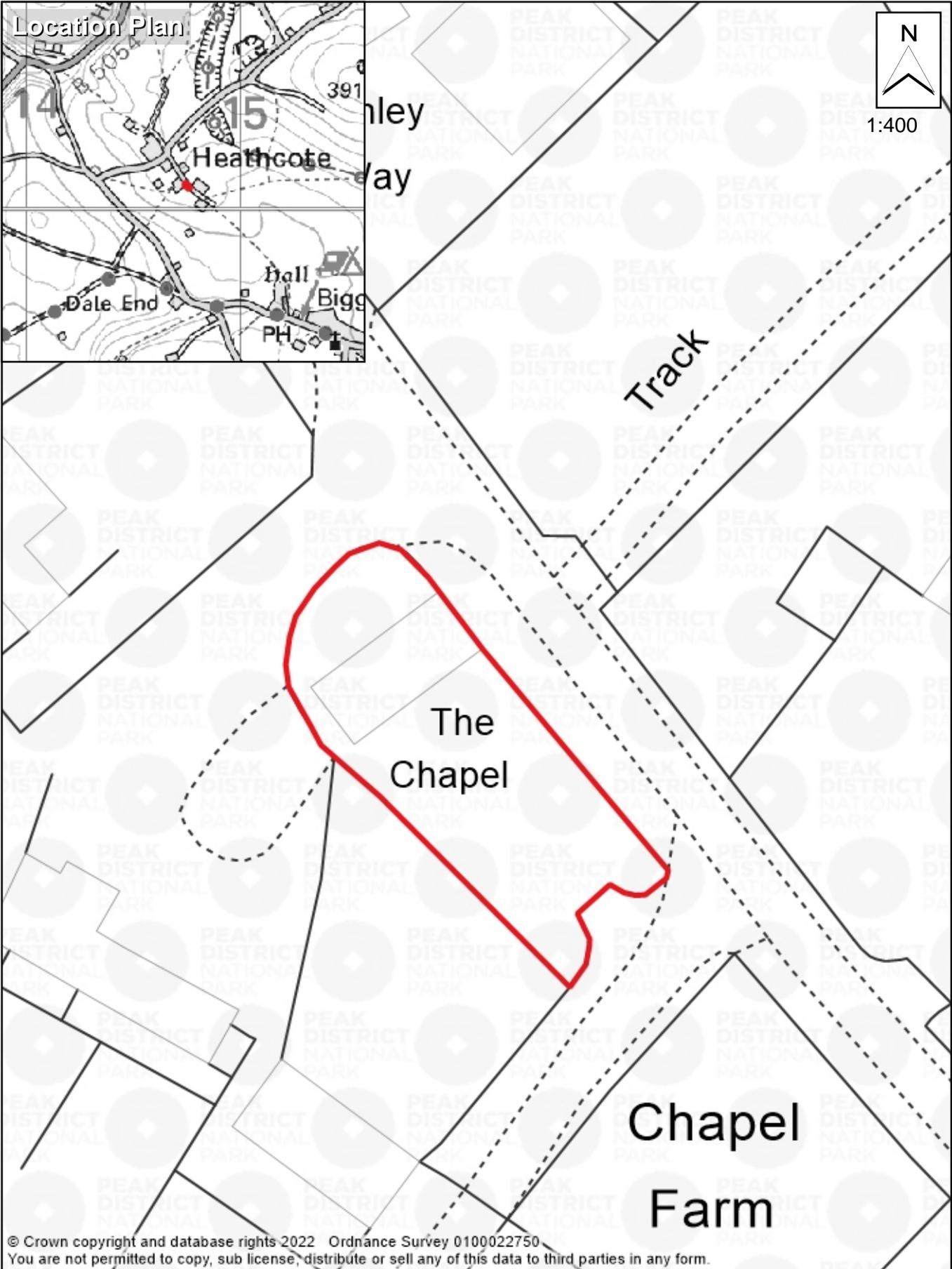
List of Background Papers (not previously published)

51. Nil

Report Author and Job Title

52. Peter Mansbridge – Planner - South

This page is intentionally left blank



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: The Old Chapel, Heathcote, Hartington	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 11		
Application No:	NP/DDD/0922/1164		
Grid Reference:	414743, 360105		

This page is intentionally left blank

12. FULL APPLICATION - PROPOSED RENOVATION AND CONVERSION OF VACANT BARN/STABLE TO ONE BEDROOM HOLIDAY LET AT BARN AT UPPER YELD ROAD, BAKEWELL. (NP/DDD/1022/1333 GB)

APPLICANT: MR R LAWSON

Summary

1. The proposals comprise the conversion of a small roadside barn on Upper Yeld Road in Bakewell to a one bedroom holiday let unit.
2. The barn is a non-designated heritage asset and its conversion to holiday accommodation is therefore acceptable in principle.
3. The proposals would, subject to conditions, conserve and enhance the buildings character and appearance.
4. Whist concerns have been raised in relation to the amenity impacts of the development, officers are satisfied that any such impacts would be low, and are outweighed by the benefits of conserving the building and providing holiday accommodation of this type, in accordance with the first and second statutory purposes of the National Park.
5. The application is therefore recommended for conditional approval.

Site and Surroundings

6. The barn stands to the south of Upper Yeld Road, 90m north-east from its junction with Shutts Lane, and around 130m from the nearest buildings of Lady Manners School, at the junction of Merrial Close with Upper Yeld Road. It stands hard against the inside edge of the pavement to Upper Yeld Road. The building stands as a remnant field barn surviving the residential expansion of this part of Bakewell during the mid 20th Century and stands in close proximity to inter-war housing to the south of the road. Historic Ordnance Survey mapping show the barn standing in isolation in 1920, but in proximity to modern development by the 1950s.
7. The barn is a small, simple and generally modified limestone field barn with gritstone detailing and stone slate roof. It measures 5.25m x 4.25m in footprint with eaves to 3.5m and ridge to 5.25m. Detailing is simple with stone quoins, heads and cills. Existing openings are limited to a timber stable door to the south elevation with evidence of ground floor and first floor openings and picking holes having been blocked up in brick and limestone rubble.
8. The building has a very limited curtilage with a narrow strip of land in ownership extending across less than half of the rear elevation and tapering from 2m in width to a point some 13m to the south east between twin drives/tracks, themselves separated by a stone wall of approximately 1.4m height. Otherwise the building stands to the limits of the application site, fronting the pavement and bounded to its gable elevations by twin tracks, including Merrial Close and a private track serving dwellings to the rear of properties fronting Upper Yeld Road.
9. The buildings stands in close proximity to two dwellings which front Upper Yeld Road, themselves separated by the twin tracks, with the application building standing between those tracks as they part and meet Upper Yeld Road. The rear elevation of the application building stands marginally forward of the front elevations of the detached dwelling Merrial House to the immediate south east and the semi-detached dwelling Rivendell to the immediate south. The nearest point of

separation between the barn and Merrial House is 4m, and 5.5m to the side extension of Rivendell.

10. Opposite the barn across the road to the north-west is Lady Manners School playing fields.

Proposal

11. The proposal comprises the conversion of the barn to form a one bedroom self-catered holiday let. The ground floor would be a compact open plan kitchen and living space with a single bedroom and en-suite at first floor level, partly within the roof void. Original openings would be unblocked for windows and the existing door opening forms the point of access to the barn. Two new small rooflights would be installed to the southern (rear) roofslope.
12. External dimensions of the building would not be altered. Overall internal living space would be less than 30m².
13. To a significant degree the proposals would not entail new external materials to the walls apart from window frames and door and new black cast iron rainwater goods. The application scheme proposes the replacement of the existing stone slate roof with blue slate.
14. External space is significantly limited, but sufficient for the rear door to open on to the narrow strip in ownership to the rear finger of land alongside the track where bin storage is proposed.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions -

- 1. Standard time limit**
- 2. Carry out in accordance with specified approved plans**
- 3. Agree details, recess and finish of timber windows and doors, including a scheme of obscuring and fixing for hayloft opening**
- 4. The roof shall be clad with stone slate to match the existing**
- 5. Cast metal RWGs painted black and installed on rise and fall brackets directly to the stonework without the use of fascia**
- 6. Use limited self-catered holiday occupation for up to two persons maximum at any one time**

Key Issues

15. The impact of the development on the appearance of the built environment and landscape of the National Park, effect on the on neighbours' residential amenity, including parking and access.

History

16. No planning history pertaining to the barn.

Consultations

Derbyshire County Council Highways

17. No objections.

Bakewell Town Council

18. Objects in relation to:

- Window openings (safety and privacy issues).
- Parking Proposals - none provided
- Access to neighbouring properties (during and after build)
- Amenity space/bin storage.
- Roof replacement materials (stone to slate) are not in keeping with current design features

19. Derbyshire Dales District Council – No response to date.

Representations

20. Seven third party representations have been received, all objecting to the proposals.

21. Objections variously reference the following points of concern:

- Loss of privacy through overlooking windows between the barn and Rivendell and the attached St Johns, including views into ground floor bay window and first floor bedroom windows and front garden. Whilst maintaining these objections, some note that obscure glazing to the proposed first floor gable window would help address this.
- Loss of privacy and ability to enjoy the front garden of Merrial House arising from window openings created in the east elevation.
- Concern that the proposals indicate the unblocking of an opening to the east elevation which is not evident, and objection to that design element.
- Concerns about maintaining vehicle and emergency access, and visibility on emergence from Merrial Drive and the parallel track arising from occupants' and cleaners' parked cars during use, and builders' vehicles during construction period.
- Concern that opening windows would further limit access by large vehicles to the twin tracks.
- On-street parking would exacerbate existing parking congestion associated with Lady Manners School and use of the sports facilities.
- Domestication of a vernacular barn.
- Concerns about noise nuisance from use of the barn as a holiday rental resulting in loss of residential amenity.
- Insufficient space for external bin storage

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, L1, L3, RT2

Relevant Development Management policies: DM1, DMC1, DMC3, DMC4, DMC5, DMC7.

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) was revised in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and Government guidance in the NPPF.
23. Para 176 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'
24. Para 177 explains that when considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - (a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; andany detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Core Strategy

25. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GPS1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
26. Policy GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon, and opportunities will be taken to enhance the National Park by the treatment or removal of undesirable features or buildings.
27. Policy GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on

the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

28. Policy L1 requires that development must conserve and enhance valued landscape Character, as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
29. L3 deals with heritage assets including assets of local significance and requires that development must conserve and where appropriate enhance or reveal the significance of the heritage assets and their settings. Other than in exceptional circumstances development is not permitted that is likely harm the significance of a heritage asset.
30. RT2 deals with hotels, bed and breakfast and self-catering accommodation. It supports the change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation, except where it would create unacceptable landscape impact in open countryside.

Development Management Policies

31. The Development Management Policies DPD requires a high standard of design (DMC3), and require any heritage asset's significance to be identified and conserved or enhanced through development (DMC5). DMC3 also seeks to protect the amenity of the area and neighbouring properties.
32. DMR3 requires that within settlements listed in DS1, A holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity.

Assessment

Principle

33. The proposal for conversion of a redundant traditional barn to self-catering holiday accommodation is acceptable under RT2 in principle, providing that the host building is a traditional building of historic or vernacular merit.
34. The building is a modest and simple former field barn dating from at least the 19th century, which has survived the expansion of Bakewell in the middle of the last century.
35. Originally positioned on a road/trackside field edge in the countryside, it is now enveloped by residential development to the south, on the site of the former fields. The supporting heritage statement to the application supports that position, setting out that the building long pre-dates the surrounding housing and school development and reflects former White Peak farming practice across the site prior to development. As such it represents a remnant of the historic landscape and activity in this location, deriving some heritage significance from this.
36. The building itself appears largely unaltered, is sound and is constructed in traditional limestone rubble with gritstone detailing with a stone slate roof.

37. Accordingly it is appropriate to consider the building as being both a non-designated heritage asset and as having vernacular merit. As such its change of use complies with RT2.

Design

38. The proposal comprises a change of use with limited external alterations to the building. The most significant external change to the building would be the re-opening and glazing of former windows, vents and picking holes which have been bricked up or otherwise filled in for security reasons over the years. The former openings to the windows and door that are proposed to be re-opened are visibly apparent and officers are confident these proposals would reinstate historic openings. Two small conservation rooflights are proposed to the north elevation.
39. In respect to external openings, a neighbour has objected (amongst other issues) in relation to the re-opening of a ground floor opening to the east gable of the barn which would be in close proximity to the front garden of Merrial House. The objection claims that there is no evidence a window opening existed at that point and to reopen it in the course of the works would be inappropriate and unneighbourly. Officers requested that further evidence be provided by the agent to clarify the former existence of the proposed opening. Photographs have been supplied from inside the building which clearly indicate an opening has existed at this point in the past. The scale and location of the proposed window and the thickness of walling, allied with recessed window frames would suggest the reopening would therefore have no materially harmful effects on the external appearance of the barn. Impacts on neighbourliness are considered in a later section of this report.
40. The application proposed the replacement of the stone slate roof with a blue tile roof. As existing, the stone slate roof is an important part of the building's appearance, character and vernacular heritage, but is showing signs of sag. The application proposes that the use of blue slate would reduce weight on the roof structure. Given that the existing roof timbers are likely to need replacement or reinforcement in the course of the conversion, and given that no evidence suggesting the change in roofing is necessary to retain the structural integrity of the building, should Members be minded to approve the application a condition to retain the stone slate roof is recommended.
41. Notwithstanding concerns arising from the reopening of windows on amenity grounds, the proposed design, subject to conditions securing appropriate opening detailing, is considered to be appropriate in that it conserves and enhances the building as a traditional building.
42. Whilst the external appearance of the barn would be slightly altered consequent to window openings, the effects on its vernacular character and its landscape prominence are not considered to be significant or harmful to the valued characteristics of the national park. Policies GSP3, L3, DMC3, and DMC10 would therefore be satisfied in relation to design and conservation matters as a consequence of the proposals.

Amenity

43. Objection from neighbours has arisen in relation to the potential for a loss of residential amenity consequent to the change of use as a self-catering holiday use. In relation to the character of use itself, the proposals for a single bedroom unit of less than 30m² useable floorspace would suggest that intensity of use, and potential for unneighbourly or anti-social patterns of use are considered to be unlikely to arise. The building could physically accommodate individuals and couples only, perhaps with an infant or child, but family or larger groups could not be. There is no external

- amenity space suitable for outdoor recreation or catering for guests. The fundamental character of the proposed use would therefore be low-key, cater for individuals and couples only and increase the simple and low-cost visitor accommodation offer to visitors to the National Park at a level not incompatible within a residential area.
44. Particular concern has been raised by the three closest neighbours to the barn on the grounds that there would be a loss to privacy of their homes through over-looking of front gardens and visibility into habitable rooms from within the converted barn.
 45. Given the close proximity of the barn to neighbouring dwellings these concerns are not unreasonable, but officers consider the relationship between the buildings would not lead to any unacceptable reduction in privacy to those dwellings over that currently possible from the public realm, as follows;
 46. Although in close proximity to the two nearest dwellings (Merrial House to the south east and Rivendell to the south), and to a lesser extent to the property referred to as St Johns, ground floor window openings from the rear of the barn would afford only acute viewing angles from within the barn towards windows to habitable rooms within the neighbouring dwellings.
 47. The main direction of view from those windows would be along the track and the parallel Merrial Close, affording views between the rear-facing barn windows and gable windows of the two nearest neighbours at only acute angles to their gables. These views would be further reduced by recessing the window frames within the wall openings of the barn (which would be required on design and heritage grounds). Furthermore, only Merrial House has habitable rooms with openings on this gable elevation, and these are at first floor level; hence loss of amenity from ground floor windows of the barn would be negligible.
 48. Views from other ground floor openings of the barn towards the front elevation of Merrial House would principally take in the integrated garage door to the dwelling and then, further along its frontage, the front door. No front elevation openings to Merrial House are therefore considered to be adversely affected in relation to privacy. Views across front garden, currently open to all users of the pavement and road, are not considered to constitute a significant additional loss of privacy.
 49. The proposals include the reopening of the first floor loading door which historically gave access to the hay loft. It is proposed to glaze the upper part of the opening with a vertically boarded panel below to reflect previous character. This window would afford views out to the west along Upper Yeld Road and across the front curtilages of the neighbouring dwellings, the angle of view to any front-facing windows of these properties becoming more acute with distance from the barn. Consideration is therefore necessary as to whether the resulting relationship between this first floor window of the barn and ground floor and first floor windows of Rivendell and St Johns would lead to an unacceptable loss of privacy and amenity. The resultant angle of divergence from windows at distance of 7m at the nearest points between first floor windows would be approximately 50°. This angle of view would effectively be further narrowed when having regard to the requirement to recess the window to the barn within the opening. In this respect it is considered that a loss of privacy to this neighbour would be low, but would occur.
 50. Concern is also raised by the neighbouring property residents arising from loss of privacy consequent to views into ground floor bay windows of Rivendell and St Johns. Whilst the bay windows protrude forward of the front wall of the house, they are located further from the barn than the nearest bedroom window, meaning that viewing angles are consequently further reduced. It is acknowledged that views into the bay window side panes and spaces within themselves may be possible, but views in to

the rooms beyond the windows would be very restricted.

51. Whilst potential for overlooking from this first floor window is therefore concluded to be low when taken in the context of the current public views towards these neighbouring principal elevations, it is recognised that the nature of use proposed introduces potential for overlooking of a less fleeting nature than might occur from passing pedestrians or drivers, resulting in some loss of amenity when compared to existing public views towards these windows.
52. As a result of these potential impacts, it is recommended that a condition is imposed to require this first floor opening to be obscure glazed and non-opening, other than for purposes of fire escape.
53. Policy DMC3 allows for development otherwise acceptable in principle to be permitted subject to consideration of amenity, privacy and security of the development and other properties. Specific standards are not set out in terms of separation distances and viewing angles. The consideration on the effects of the proposals on amenity and loss of privacy between windows at obtuse angles but in relatively close proximity requires a balanced judgement to be reached. In this instance there is no debate about the relative proximity of proposed windows to existing habitable rooms of the neighbouring houses. However the direction of viewing angles resulting from the proposals to habitable room windows of the neighbouring dwellings is such that any loss of amenity would be very low and, on balance, acceptable subject to obscure glazing the first floor window of the barn which would remove any remaining concern about privacy loss.

Parking and Access

54. No off-street parking is proposed to serve the proposed holiday unit. Representations have noted that the road is subject to parking congestion at the end of the school day, but this is temporary and limited to term time. Concern has been raised also in respect to the sight line obstruction possible as a consequence of visitor parking outside the barn to users of Merrial Close and the parallel unnamed track which emerge to Yeld Road either side of the barn. Parking to Upper Yeld Road in the vicinity of the barn is however unrestricted. The scale of the proposed use, and its location within Bakewell would suggest users are likely to be reliant on a single vehicle or access the barn on foot or bike or by public transport. Given the likely scale of trip generation and parking requirements arising from use of the barn, it is considered unlikely that materially detrimental congestion or obstruction over and above that which currently is commonly experienced would occur, and on a section of road which no highway restrictions currently apply. Obstruction of the driveways and drop kerbs would not be an inevitable consequence of use of the barn for holiday accommodation and any such anti-social parking may be subject to highway enforcement procedures.
55. Derbyshire County Highways Authority has raised no objections subject to identification of off-street parking arrangements. No parking capacity is available on the application site, and the assessment of parking and highways considerations is based upon on-street parking for any visitor arriving by private vehicle as appraised above. Further clarification from DCC has been requested. The Highways Authority's further response has confirmed that given the unrestricted parking status of Upper Yeld Road, no objection is raised to on-street parking. Given the daily parking patterns associated with Lady Manners School in the vicinity of the barn, it is not considered that the potential on-street parking need generated by a two person holiday unit would have any detrimental material effect on highway safety.

Conclusion

56. In conclusion, with the above suggested planning conditions, the proposals would conserve the character and appearance of the building and is therefore in accordance with the policies of the development plan and the NPPF.
57. Through conversion of the barn a non-designated heritage asset would be provided with a viable future use that would safeguard the building with limited external alteration. In doing so the positive conservation of the historic built heritage of Bakewell would be furthered. Given the location, scale and relationship to neighbouring dwellings, it is unlikely that other uses which would conserve the building may be forthcoming with less potential impact on local amenity. In addition, the proposed use at a modest scale would add to the overnight accommodation offer of Bakewell and in doing so support the second statutory purpose.
58. Impacts on residential amenity and privacy to neighbours have been considered and are low, and do not outweigh the benefits of the scheme in the planning balance.
59. There are no further material considerations that would indicate that planning permission should be refused.

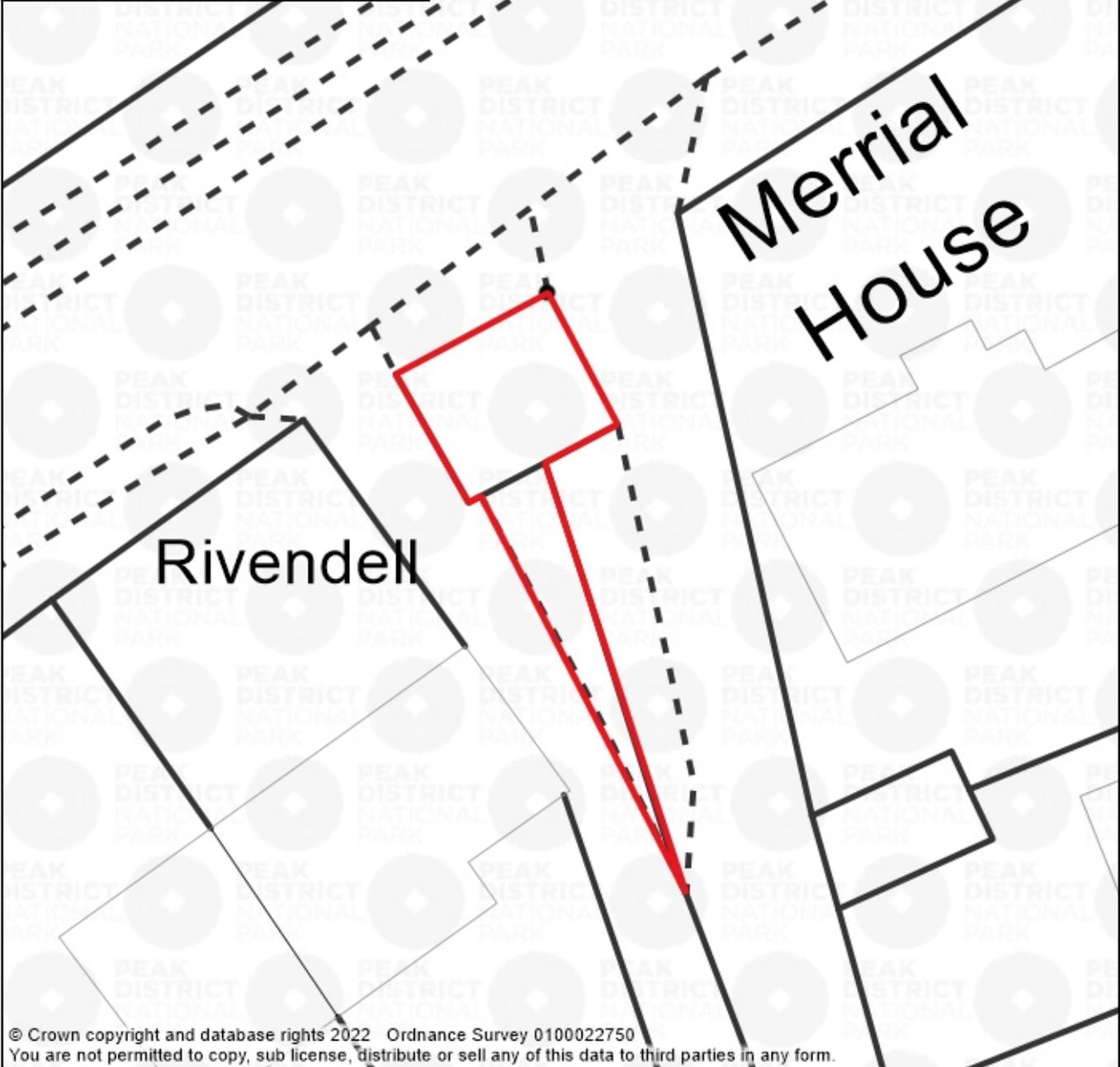
Human Rights

60. Any human rights issues have been considered and addressed in the preparation of this report.
61. List of Background Papers (not previously published) Nil
62. Planning Officer – Graham Bradford

This page is intentionally left blank



1:200



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Barn at Upper Yeld Road, Bakewell	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 12		
Application No:	NP/DDD/1022/1333		
Grid Reference:	421363, 367717		

This page is intentionally left blank

13. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT PUBLIC CONVENIENCE AND CAR PARK, ALSTONEFIELD (NP/SM/1122/1439, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage at the car park in the centre of the village of Alstonefield.
2. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
3. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
4. The existing use and character of the site is not altered, and the harm to the wider setting of the car park is minimal as the development is against the backdrop of the existing development on the site.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located off the south side of The Rakes, in the centre of Alstonefield, a named settlement in policy DS1.
7. The site is within the Alstonefield Conservation Area. There is a listed building 5m away from the west corner.
8. The site comprises a hard-surfaced car park with a public conveniences block in the middle. The north-west half of the car park is bounded by drystone walls, the south-east half is for coach parking and has an open front to the road, with stone walls to the south-east and south-west boundaries, in front of which is a grass strip round the hard-surfaced area protected by timber posts. The car park has trees to all sides other than the north-east (road) side.
9. The public toilets which stand between the two parking areas stand gable end on to the road and 4.4m back from the edge of the highway. The single storey building has a pitched roof massing and is constructed from traditional materials.
10. The nearest neighbouring properties are Manifold Cottage, which is listed Grade II, to the west, The Mount to the north-west, and Homestead Cottage to the south-east.

Proposal

11. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the machine to create a safe area for people using it.

RECOMMENDATION:

12. That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. The development to be in accordance with the submitted specifications received 17/11/2022, and the amended site plan received 16/01/2023**

Key Issues

13. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

14. 1977 – Planning permission to provide a car park for 16 cars and 3 coaches and the erection of a toilet block was granted subject to conditions under NP/SM/0677/58.

15. 1978 - The provision of a septic tank for the public toilets was granted by NP/SM/0278/16.

Consultations

16. Staffordshire County Council (Highway Authority) – No objections.

17. Staffordshire Moorlands District Council – No response to date.

18. Alstonefield Parish Council – Objects to the proposal, for the following reasons:

- *Strong concerns that (it) will impact negatively on road safety*
- *Increased levels of roadside parking*
- *Impact on residents' frontages*
- *Congestion in the village*

Representations

19. During the publicity period the Authority has received two representations regarding the proposal, which are both objections, citing the following reasons:

- *The charges board would be a blot on the landscape of the conservation area*
- *More car parking on the road would be detrimental to the landscape of the conservation area*
- *Cars parked on the road would make the village less safe*
- *It would be unsightly if tourists parked on the roads, pavements and verges*
- *It would be dangerous if pathways are restricted and people have to go on the roads*
- *It would be inconvenient to the normal life of the village of people delivering, dropping off and visiting*
- *It seems entirely antisocial*

- *Tourists will park elsewhere rather than pay*
- *If the Authority does not police the site they will park without paying*
- *Policing the site would cost more than income generated*
- *Maintenance and vandalism challenges*
- *The car park should be sold or leased to the Alstonefield Parish Council or some other community group*

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, L3, T1, T3 & T7
21. Relevant Local Plan policies: DM1, DMC3 & DMC8
22. National Planning Policy Framework

Wider Policy Context

23. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to:
 - Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
25. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

26. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage

27. GSP3 - *Development Management Principles*. GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
28. CC1 – *Climate change mitigation and adaptation*. CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
29. CC2 - *Low carbon and renewable energy development*. CC2 states that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting the landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.
30. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
31. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
32. L3 – *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. L3 states that development must conserve and where appropriate enhance or reveal the significance of historic assets and their settings; other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset. It goes on to say that proposals will be expected to meet the objectives of any strategy covering the National Park that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets.
33. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
34. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
35. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

36. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
37. DMC3 - *Siting, design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

38. DMC8 – *Conservation Areas* – Policy DMC8 relates to development in conservation areas and development which affects its setting and important views into and out of conservation areas.

Assessment

Principle of the development

39. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
40. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
41. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

42. The siting for the proposed car park ticketing machine and the associated tariff signage is to the north-east gable of the public toilet building. In this position it would be facing to the road between the opening to the coach park and the entrance to the car park.
43. In terms of the wider visual impact the development, it is acknowledged that in the proposed position it would be visible from outside the car park itself. However, it would be seen in the context of the site, against the backdrop of the existing building on the site.
44. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
45. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
46. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
47. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
48. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.

49. Therefore, it is concluded that the proposal is compliant with Core Strategy policies GSP3, L1, L3 and Development Management policies DMC3, and DMC8, and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

50. Due to the location of the site in relation to neighbouring properties, it will not have an adverse effect upon any neighbouring properties.

51. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or its wider setting.

52. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.

53. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

54. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

55. The proposed development does not have an adverse impact on the character and appearance of the existing site.

56. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

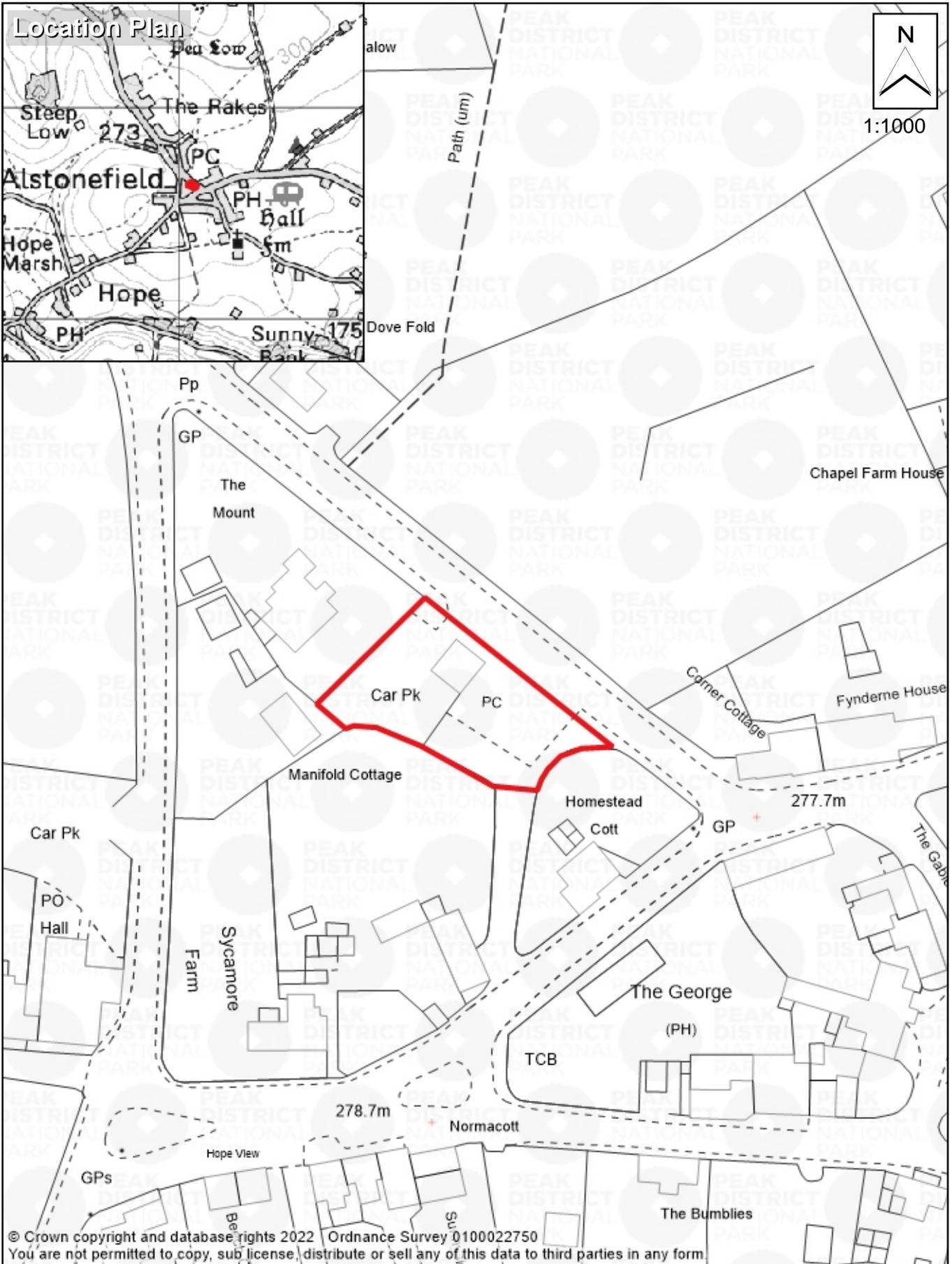
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Denise Hunt – Planner – South Area



Committee Date:	21/04/2023	Title: Public Convenience and Car Park, Alstonefield	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 13		
Application No:	NP/SM/1122/1439		
Grid Reference:	413053, 355630		

This page is intentionally left blank

14. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT NARLOW LANE CAR PARK, THORPE (NP/DDD/1122/1456, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage at the existing car park off the north side of the southern end of Narlow Lane, in Thorpe.
2. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
3. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
4. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located off the north side of the southern end of Narlow Lane, 30m east of the junction with Spend Lane, to the eastern edge of Thorpe, a named settlement in policy DS1.
7. The site is 410m east of the nearest point of the Thorpe Conservation Area. The nearest listed building is over 600m to the west.
8. The site comprises a hard-surfaced car park with a small grassed area to either side, surrounded by high hedgerow. There are picnic benches sited on the grassed area to the west side of the car park.
9. The nearest neighbouring properties are The Old Dog public house and The Cops, both on the opposite side of Spend Lane to the west at distances of approximately 40 and 60m respectively from the car park.

Proposal

10. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the machine to create a safe area for people using it.

RECOMMENDATION:

11. That the application be **APPROVED** subject to the following conditions:

1. **Statutory time limit**
2. **The development to be in accordance with the submitted specifications received 18/11/2022, and the amended site plan received 14/12/2022**

Key Issues

12. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

13. 1949 – Planning permission was granted conditionally for the use of part of the field for a summer car park by application reference ASR/649/13.

Consultations

14. Derbyshire County Council (Highway Authority) – No highways comments.

15. Derbyshire Dales District Council – No response to date.

16. Thorpe Parish Council – Objects to the proposals, saying that, “*the charge for car parks leading to people avoiding the charge by parking within the village.*” The PC also provided copies of emails which they have received from residents regarding the proposal, which raise the following matters:

- *Increased levels of roadside parking*
- *Damage to verges through irresponsible parking*
- *Congestion in the village*
- *Impediment to emergency vehicles, commercial and domestic and farm vehicles*
- *Reduction of access to the countryside for some people*
- *Cost of implementation and monitoring*
- *Impact on the local public house*
- *No residents parking permits*

Representations

17. During the publicity period the Authority has received one representation regarding the proposal, which is an objection for the following reason:

It will lead to more dangerous and unsupervised parking on the verges locally between Tissington and Thorpe.

Main Policies

18. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3, T6 & T7

19. Relevant Local Plan policies: DM1 & DMC3

20. National Planning Policy Framework

Wider Policy Context

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
- When national parks carry out these purposes they also have the duty to:
- Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

22. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

23. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

24. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage

25. GSP3 - *Development Management Principles.* GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

26. CC1 – *Climate change mitigation and adaptation.* CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.

27. CC2 - *Low carbon and renewable energy development*. CC2 states that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting the landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.
28. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
29. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
30. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
31. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
32. T6 – *Routes for walking, cycling and horse riding, and waterways*. T6 (B) says that the Manifold, Tissington and High Peak Trails will be protected from development that conflicts with their purpose.
33. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

34. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
35. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

36. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
37. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
38. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

39. The siting for the proposed car park ticketing machine and the associated tariff signage is to the west end of the car park, on the edge of the hard standing and the grassed area to the side.
40. In terms of the wider visual impact the development would not be readily visible from outside the car park itself, due to the position to one side of the parking area and the existing hedgerow surrounding the car park.
41. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
42. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
43. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
44. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
45. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
46. Therefore, it is concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

47. Due to the location of the site in relation to neighbouring properties, it will not have an adverse effect upon any neighbouring properties.
48. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
49. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.
50. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

51. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

52. The proposed development does not have an adverse impact on the character and appearance of the existing site.

53. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

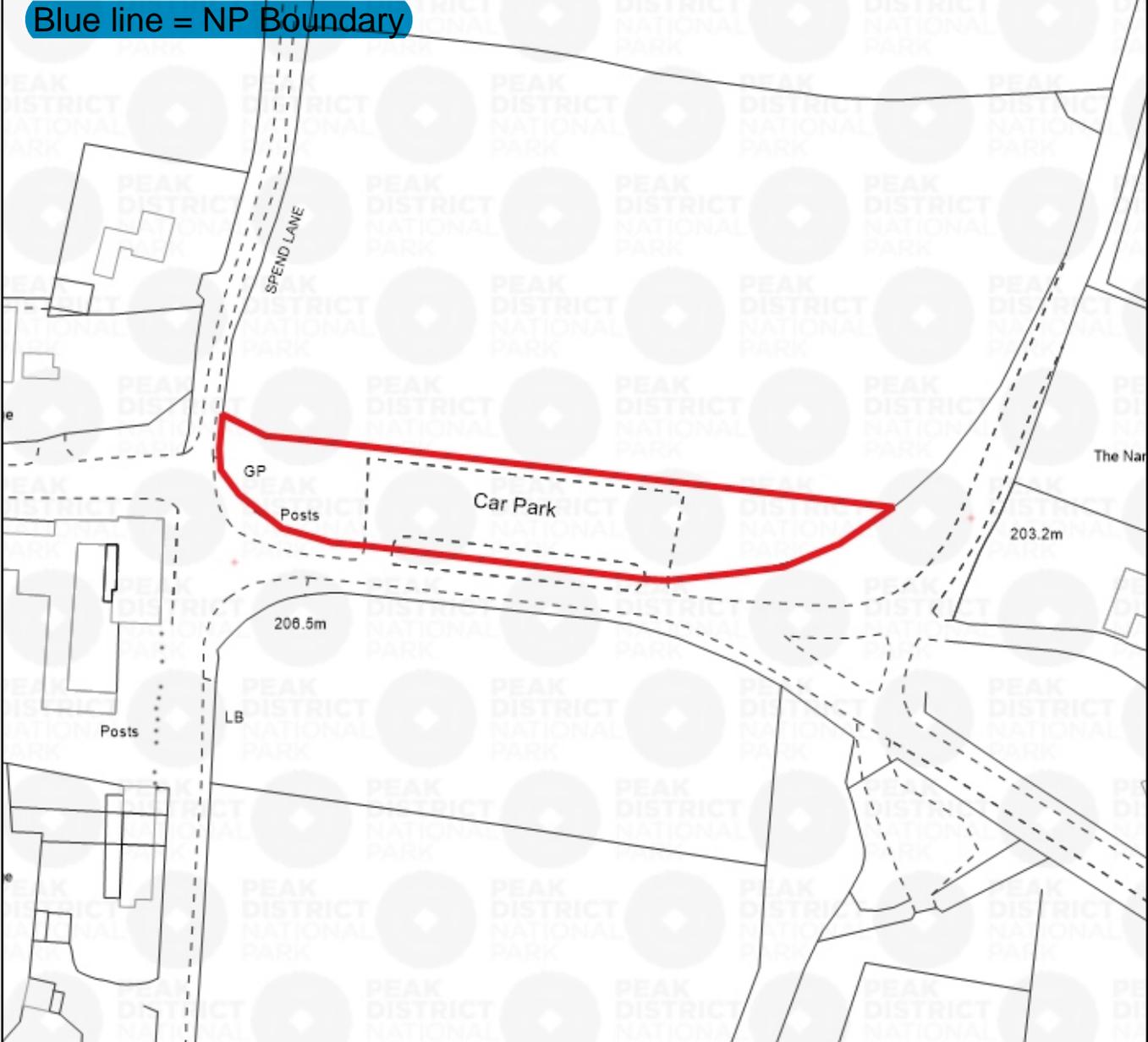
Denise Hunt – Planner – South Area



Blue line = NP Boundary



1:1250



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: Narlow Lane Car Park, Thorpe	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 14		
Application No:	NP/DDD/1122/1456		
Grid Reference:	416370, 350477		

This page is intentionally left blank

15. FULL APPLICATION - FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT THORPE STATION CAR PARK, THORPE (NP/DDD/1122/1474, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage at the existing car park alongside the Tissington Trail at Thorpe Station.
2. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
3. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
4. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located to the west side of the Tissington Trail equidistant from Thorpe to the west and Fenny Bentley to the east, both of which are named settlements in policy DS1.
7. Aside from the Tissington Trail, a further public right of way crosses the northern end of the car park running west to east across the Trail.
8. The site is 670m east of the nearest point of the Thorpe Conservation Area and 674m west of the nearest point of the Fenny Bentley Conservation Area. The nearest listed buildings are within those designated conservation areas.
9. The site comprises a hard-surfaced car park surrounded by trees, therefore the site is well screened. A small open-fronted hipped roof shelter stands in the north-west corner of the car park. Picnic benches are sited to the west edge of the Trail and the west side of the car park.
10. The nearest residential neighbouring property is Station House, to the west side of the tree belt which surrounds the car park.

Proposal

11. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the machine to create a safe area for people using it.

RECOMMENDATION:

12. That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. The development to be in accordance with the submitted specifications received 22/11/2022, and the amended site plan received 14/12/2022**

Key Issues

13. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

14. None.

Consultations

15. Derbyshire County Council (Highway Authority) – No highways comments.

16. Derbyshire Dales District Council – No response to date.

17. Thorpe Parish Council – Objects to the proposals, saying that, “*the charge for car parks leading to people avoiding the charge by parking within the village.*” The PC also provided copies of emails which they have received from residents regarding the proposal, which raise the following matters:

- *Increased levels of roadside parking*
- *Damage to verges through irresponsible parking*
- *Congestion in the village*
- *Impediment to emergency vehicles, commercial and domestic and farm vehicles*
- *Reduction of access to the countryside for some people*
- *Cost of implementation and monitoring*
- *Impact on the local public house*
- *No residents parking permits*

18. PDNPA Archaeologist: No archaeological concerns.

Representations

19. During the publicity period the Authority has received two representations regarding the proposal.

20. One representation cites no objection provided that:

The public rights of way are not encroached upon and the safety of the public using the rights of way is safeguarded during the proposed works

21. The other representation is an objection for the following reason:

It will lead to more dangerous and unsupervised parking on the verges locally between Tissington and Thorpe.

Main Policies

22. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3, T6 & T7

23. Relevant Local Plan policies: DM1 & DMC3

24. National Planning Policy Framework

Wider Policy Context

25. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
- When national parks carry out these purposes they also have the duty to:
- Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.

27. Paragraph 176 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.*'

Peak District National Park Core Strategy

28. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage

29. GSP3 - *Development Management Principles*. GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
30. CC1 – *Climate change mitigation and adaptation*. CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
31. CC2 - *Low carbon and renewable energy development*. CC2 states that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting the landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area.
32. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
33. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
34. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
35. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
36. T6 – *Routes for walking, cycling and horse riding, and waterways*. T6 (B) says that the Manifold, Tissington and High Peak Trails will be protected from development that conflicts with their purpose.
37. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

38. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
39. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

40. The proposal contributes to the Authority's statutory purposes and is acceptable in

principle.

41. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
42. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

43. The siting for the proposed car park ticketing machine and the associated tariff signage is to the north-west corner of the car park, and would be seen against the backdrop of the existing shelter which is on the site.
44. In terms of the wider visual impact the development would not be readily visible from outside the car park itself, due to its positioning and the existing screening to the car park provided by the surrounding trees.
45. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
46. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
47. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
48. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park, it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
49. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
50. Therefore, it is concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

51. Due to the location of the site in relation to neighbouring properties, it will not have an adverse effect upon any neighbouring properties.
52. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
53. The Highway Authority have no safety concerns, and the proposed posts to keep the immediate area to the front of the machine protected means there are no public safety

issues.

54. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

55. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

56. The proposed development does not have an adverse impact on the character and appearance of the existing site.

57. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2, T3, T7, DMC3, and national planning policy.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

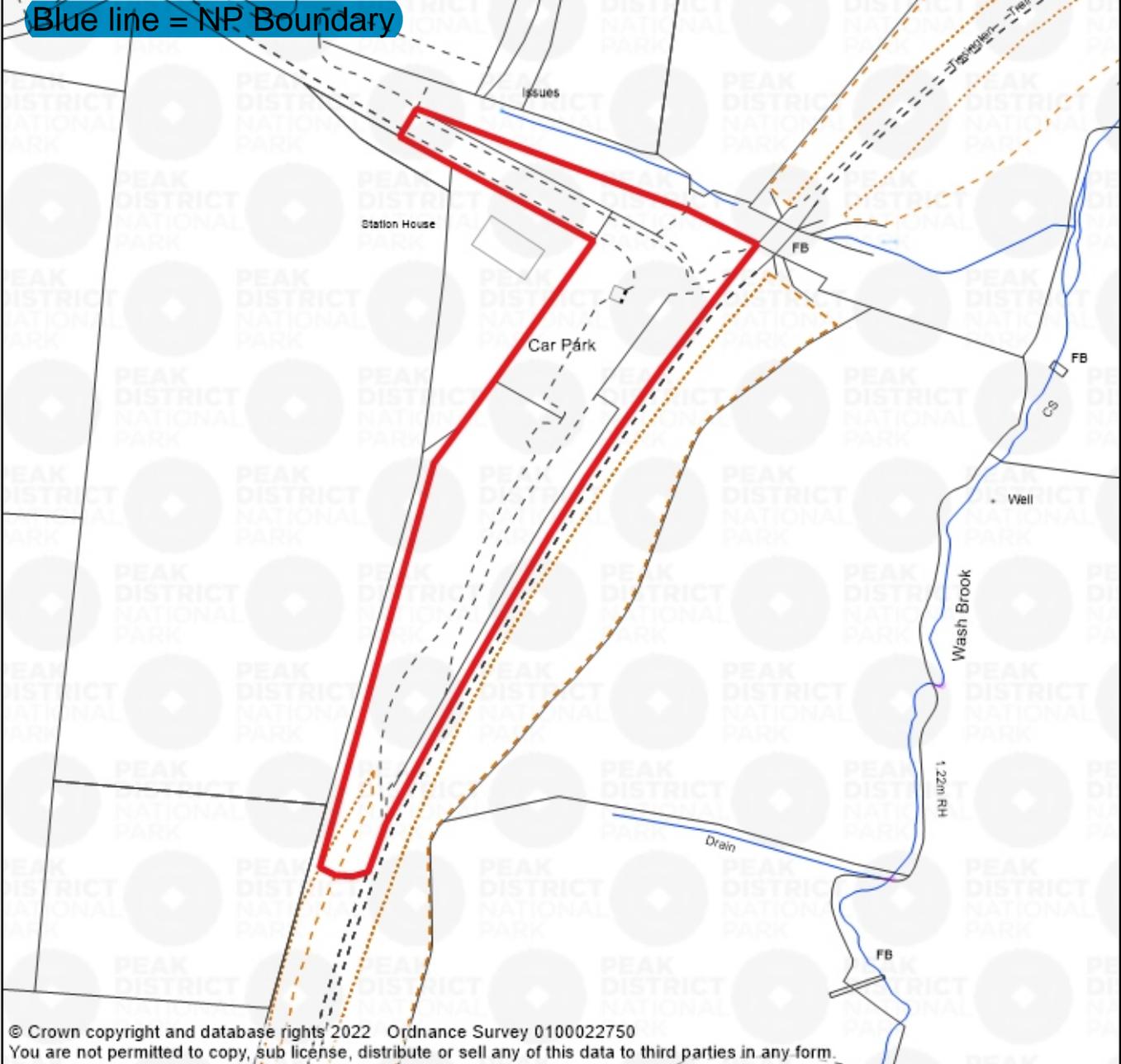
Report Author and Job Title

Denise Hunt – Planner – South Area



1:1500

Blue line = NP Boundary



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023
Item Number:	Item 15
Application No:	NP/DDD/1122/1474
Grid Reference:	416562, 350297

Title: Thorpe Station Car Park,
Thorpe



This page is intentionally left blank

16. FULL APPLICATION FOR THE INSTALLATION OF A SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE AT BLORE PASTURES CAR PARK, BLORE ROAD, BLORE (NP/SM/1122/1475, DH)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application is for the installation of a solar powered car park machine and associated base, pedestrian area and signage.
2. The National Parks and Access to the Countryside Act 1949 (Section 12) gives the Authority powers to provide and operate parking places, and may for the purposes of such arrangements erect such buildings and carry out such work as may appear to them to be necessary or expedient.
3. The site is an existing operational car park within the Peak District National Park owned and operated by the National Park Authority, which currently is free to use by members of the public.
4. The existing use and character of the site is not altered, and the harm to the wider landscape setting of the car park is minimal.
5. The application is recommended for approval.

Site and Surroundings

6. The application site is located in open countryside approximately 1km to the south of Ilam, which is not a named settlement in policy DS1.
7. The site comprises two hard-surfaced parking areas linked by a short section of track, with two accesses off the east side of Ilam Moor Lane/Blore Road. The ground level of the car park area is lower than that of the road, having a grassed slope between the roadside and the car park and drystone wall to the west side.
8. There are trees surrounding the car park to all sides and a larger area of ancient woodland approximately 90m to the east, therefore the site is well screened.
9. The site does not lie within the designated conservation area, and there are no listed buildings in the vicinity.
10. A public right of way runs in a northerly direction from the car park, and another runs to the south-west from the opposite side of the road.

Proposal

11. The proposal is for the erection of a solar powered car park machine along with associated signage and two posts in front of the installation to create a safe area for people using the machine.

RECOMMENDATION:

12. That the application be **APPROVED** subject to the following conditions:

1. **Statutory time limit**
2. **The development to be in accordance with the submitted specifications received 22/11/2022 and amended plans received 12/01/2023**

Key Issues

13. The key issues are:

- Whether the proposals would have a detrimental effect on the character and appearance of the site and its setting, or the wider landscape setting within which it sits; and
- Public safety; and
- Whether the proposals would harm the amenities of nearby neighbouring properties.

History

14. 2020 – Application NP/SM/0120/0004 for the installation of a bench in the area to the north of the car park was granted conditionally.

Consultations

15. Staffordshire County Surveyor (Highway Authority) – No response to date.

16. Staffordshire Moorlands District Council – No response to date.

17. Blore with Swinscoe Parish Meeting – No response to date.

18. PDNPA Archaeologist – No archaeological concerns.

Representations

19. During the publicity period the Authority has not received any representations regarding the proposed development.

Main Policies

20. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC2, DS1, L1, T1, T3 & T7

21. Relevant Local Plan policies: DM1 & DMC3

22. National Planning Policy Framework

Wider Policy Context

23. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to:
 - Seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework

24. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect. A revised NPPF was published in July 2021. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
25. Paragraph 176 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

Peak District National Park Core Strategy

26. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park.* These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage
27. GSP3 - *Development Management Principles.* GSP3 states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
28. CC1 – *Climate change mitigation and adaptation.* CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions
29. CC2 – *Low carbon and renewable energy development.* Policy CC2 is supportive of proposals for low carbon and renewable energy development provided it can be accommodated without adversely affecting landscape character, cultural heritage

assets, other valued characteristics or other established uses of the area.

30. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
31. L1 - *Landscape character and valued characteristics*. L1 states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
32. T1 – *Reducing the general need to travel and encouraging sustainable transport*. T1 (E) says that sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
33. T3 – *Design of transport infrastructure*. T3 (B) requires particular attention to be given to using the minimum infrastructure necessary.
34. T7 – *Minimising the adverse impact of vehicles and managing the demand for car and coach parks*. T7 (C) refers to the management of non-residential parking.

Local Plan Development Management Policies

35. DM1 – *The presumption of sustainable development in the context of National Park purposes*. These being (i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and (ii) to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.
36. DMC3 - *Siting, Design, layout and landscaping*. DMC3 states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.

Assessment

Principle of the development

37. The proposal contributes to the Authority's statutory purposes and is acceptable in principle.
38. The provision of car parking ticket machines could help to encourage car sharing, thereby reducing travel, which policy T1 seeks to promote.
39. Policy DS1 states that renewable energy infrastructure is acceptable in principle provided that they can be accommodated without adverse visual impact and do not raise any amenity issues.

Visual Impacts

40. The siting for the proposed car park ticketing machine is within the southern area of the car park opposite the southernmost car park entrance, against the existing boundary wall, with the tariff sign alongside.
41. In terms of the wider visual impact, due to the positioning against the western wall on the lower level ground, it would not be readily visible from the road.

42. The proposed machine is a functional structure comprising a solar panel measuring 475mm by 378mm, on top of a pedestal whose dimensions are 290mm by 274mm. The overall height of the machine is 1.714m. The machine has a black finish, which is a recessive colour.
43. The machine is on a concrete pad with a small tarmac standing area and two posts are provided to ensure the safety of the area when members of the public are using the machine.
44. The tariff sign measures 850mm across, by 1.2m in depth. It is mounted on poles with its highest edge at 1.5m. The sign has a dark green background with lettering and symbols in Peak District National Park colours. The smaller advisory signs, measuring 290mm by 425mm (approximately A4 size), are also green.
45. Although the design of the proposed infrastructure does not reflect or harmonise with the natural environment or local building traditions, the development is a modest scale, recessive colour. The siting, which utilises existing features and screening makes the impact negligible. Within the existing car park it is screened from wider viewpoints, and in the context of the car park, is not incongruous and does not have a detrimental impact on the site.
46. The proposals are considered to have a minimal impact on the character and appearance of the existing site and a negligible impact on the wider setting of the car park.
47. It is therefore concluded that the proposal is compliant with policies GSP3, L1, and DMC3 and also in line with policies CC1, CC2, T3 and T7.

Amenity Impacts

48. Due to the site being an existing car park and the intervening distance between the site and any residential properties, it will not have an adverse effect upon any neighbouring properties.
49. As noted above, the proposed installations will not have a detrimental effect on the character and appearance of the site, or the wider landscape setting.
50. The proposed posts to keep the immediate area to the front of the machine protected means there are no public safety issues.
51. In terms of amenity issues the proposal is in line with the Authority's policies and national planning policy.

Sustainability

52. Policy CC1 requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions. The solar powered infrastructure is inherently sustainable and therefore complies with the requirements of CC1.

Conclusion

53. The proposed development does not have an adverse impact on the character and appearance of the existing site.
54. As such, it is concluded that the proposal is compliant with policies GSP3, L1, CC1, CC2,

T3, T7, DMC3, and national planning policy.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

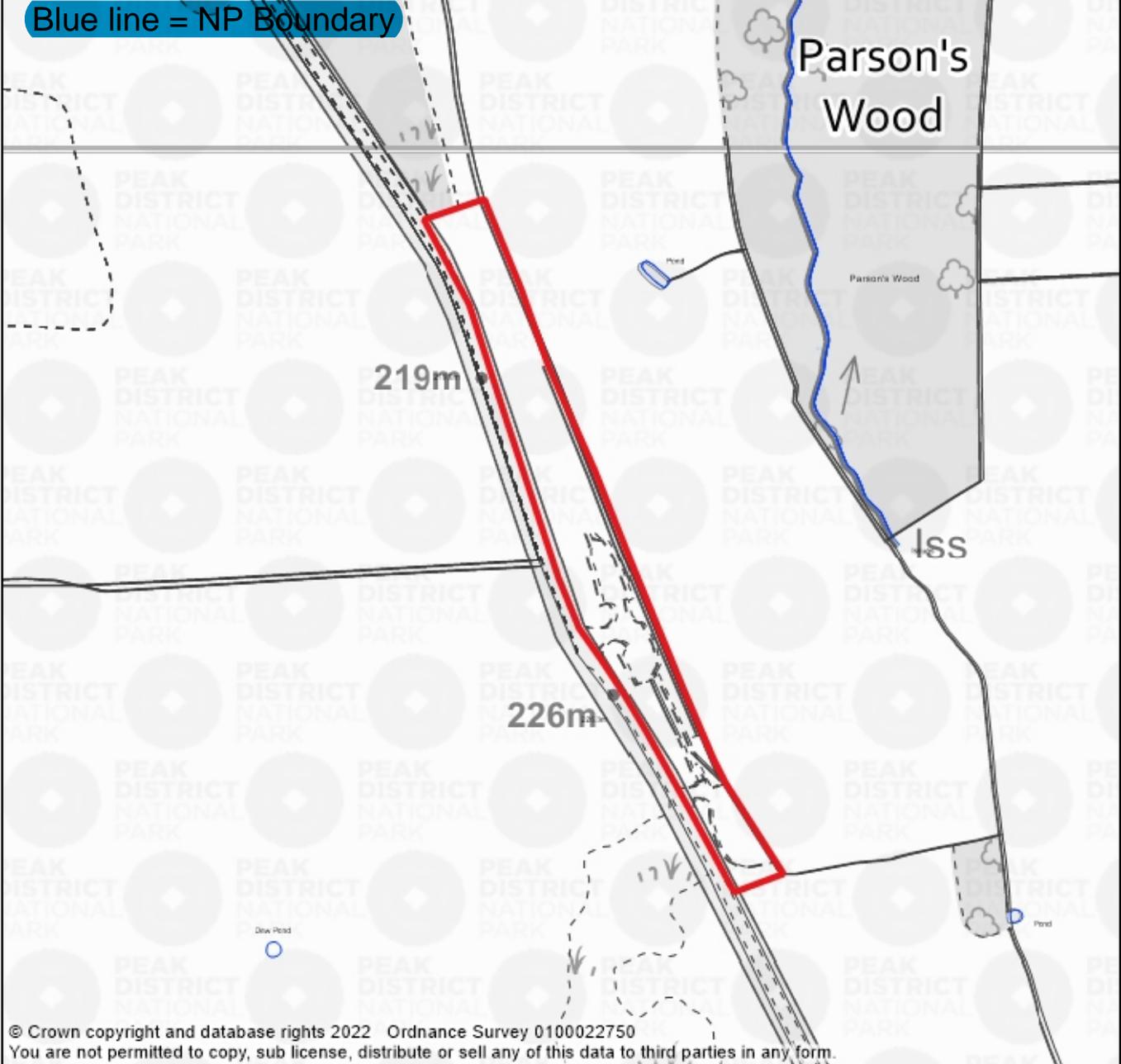
Report Author and Job Title

Denise Hunt – Planner – South Area



1:2500

Blue line = NP Boundary



© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023
Item Number:	Item 16
Application No:	NP/SM/1122/1475
Grid Reference:	413553, 349843

Title: Blore Pastures Car Park,
 Blore Road, Blore



This page is intentionally left blank

17. FULL PLANNING PERMISSION – APPLICATION FOR INSTALLATION OF SOLAR POWERED CAR PARK MACHINE AND ASSOCIATED BASE, PEDESTRIAN AREA AND SIGNAGE – DENNIS KNOLL CAR PARK HOLLIN BANK ROAD STANAGE HATHERSAGE - NP/DDD/1222/1558 - EJ

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The existing car park at Dennis Knoll car park, Hathersage is a free car park owned and operated by the National Park Authority.
2. Permission is sought to install a single solar powered car park ticket machine in the corner of the car park. It would be sited on a concrete pad with a small tarmac pedestrian hardstanding in front protected by two timber posts.
3. The application is one of 13 applications submitted by the applicant as part of a wider scheme to implement more charging in its car parks.
4. Although the description includes signage, advertisements are controlled under separate legislation and therefore where express consent is required it would be subject to a separate application for Advertisement Consent.
5. The site is located South of the Natural Zone, and North of a Scheduled Monument.
6. The proposed machine is small in scale, dark coloured and appropriately sited and related to the current use as a visitor car park. It is of a suitable high standard of design which would cause no harm to the character and appearance of the car park, the local landscape or setting.
7. In the context of this setting the proposal therefore represents an acceptable form of small-scale transport related infrastructure which accords with policies in the development plan.
8. The application is therefore recommended for approval.

Site and Surroundings

9. The small visitor car park at Dennis Knoll is located at the start of the 'Long Causeway' bridleway up to Stanage Edge. This car park is open to the public.
10. The carpark is located to the South of the Natural Zone and North of the Scheduled Monument: *Sheepwash Bank and Dennis Knoll prehistoric settlement and field system*.
11. It has the Landscape Designation – Open Moors.
12. Around 3km to the West of the carpark is Bamford village, with the village of Hathersage some 3.5km to the South.
13. The site benefits from the adjacent woodland to the north and south of the road which shields the carpark in wider views.

Proposal

14. The installation of solar powered car park machine, and associated base and pedestrian area.

15. Submitted plans show red line application site boundary around the whole of car park, however the size of the machine base is 2sqm.
16. The machine will be located to the South-East of the car park with associated concrete & tarmac base and 2x timber protection posts. The Pay & Display machine will be solar powered and black in colour and would have the following dimensions - width 47.5cm, depth 37.8cm and a height of 173.4cm.
17. The colour and siting of the machine will help it to be visible to users of the car parks whilst having a limited visual impact in the local and wider landscape.
18. New/replacement signage is also mentioned but as noted above, advertisements are covered by a separate set of regulations and application process. Just for information purposes therefore, to the North of the proposed machine there is an existing car park sign. Two further signs are proposed, one to the central North of the site and one to the East. The signs are 850mm wide, the main tariff board would be 850mm high and the regulations are 350mm high.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory time limit**
2. **In accordance with submitted amended plans**

Key Issues

- The impact on the character and appearance of the car park and its landscape setting, including proximity to the Natural Zone and Scheduled Monument areas.
- Any highway safety or amenity impacts

History

2000 – NP/DDD/0700/0291 – Approval for extension of lay-by parking area

Consultations

Highway Authority: No comments

Representations

19. During the consultation period, the Authority has received one representation regarding an ancillary resurface of the carpark and works along Long Causeway, and the potential damage to verges directly related to the introduction of Pay & Display.
20. No resurfacing works are proposed with this application. However, the verges along Long Causeway are already regularly in use at peak periods when the low capacity of the car park is regularly exceeded leading to regular verge damage. Charging will clearly encourage many visitors to avoid paying the fees by parking along the road at all times.

National Planning Policy Framework (NPPF)

21. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.
22. The National Planning Policy Framework (NPPF) has been revised (2021). This replaces the previous document (2019) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
23. National policy on the importance of biodiversity, cultural heritage and natural beauty is set out in sections 2; 15; and 16 of the NPPF (2021), amended from PPS7: Sustainable Development in Rural Areas (2012).
24. The Government continues to regard national park designation as conferring the highest status of protection as far as landscape and natural beauty is concerned. It also states that national parks make an important contribution to the cultural and natural heritage of the nation.
25. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy (2011)

26. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
27. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
In particular GSP3 (K): *adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand*.

28. CC1 – *Climate change mitigation and adaptation*. This policy aims to build in resilience to, and mitigate the causes of climate change. In order to achieve this the policy sets out that development must be efficient and sustainable in its use of land, buildings and natural resources.

Particular reference given to CC1 (A): *Make the most efficient and sustainable use of land, buildings and natural resources*; and (B): *Take account of the energy hierarchy*.

29. L1 – *Landscape character and valued characteristics*. This identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

30. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. This policy relates to cultural heritage assets and their settings.

Both policies L1 and L3 say that development must conserve or enhance the landscape and cultural heritage of the National Park and other than in exceptional circumstances development that has a harmful impact will not be permitted.

31. T3 – *Design of transport infrastructure*. In Particular, T3 (A) concerning signage and furniture. Requires that transport infrastructure, including roads, bridges, lighting, signing, other street furniture and public transport infrastructure, will be carefully designed and maintained to take full account of the valued characteristics of the National Park.

Development Management (2019)

32. DMC3 – *Siting, design, layout and landscaping*. This policy states that where development is acceptable in principle, its detailed treatment will be of a high standard that respects, protects and enhances the area's natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage whilst contributing to the distinctive sense of place.

In particular, DMC3 (B (IV)): *access, utility services, vehicle parking, siting of services, refuse bins and cycle storage*.

Assessment

Introduction

33. Transport emissions are one of the major contributors to climate change in the Peak District National Park and a barrier to achieving net zero targets. Over 80% of visitors currently arrive by car and there can be negative impacts on both the National Park landscape and resident communities.

34. The provision of the solar powered parking ticket machine will enable the applicant to start charging for parking which is currently free. This would likely help toward reducing excess car use, encourage car sharing and thereby contribute to the overall strategy to mitigate the impacts of climate change and the impacts of visitor parking on the landscape and communities across the National Park.

Design and Appearance

35. The design and appearance of the machine and signage is compliant to Core Strategy Policy T3 concerning the design of transport infrastructure. The machine is small scale and in a recessive colour, with the associated base works being appropriate and

necessary to protect the machine and users.

36. The overall design of the payment machine incorporates the use of solar power, putting its impact low on the energy hierarchy with minimal maintenance and energy required for its operation. The proposal is therefore considered to be of a high standard of design to meet policies DMC3 and CC1.

Landscape Impact

37. The machine would be located to the North edge of the car park set back from the road. It would be viewed in the context of the car park and against the backdrop of the tree planting surrounding the car park. Given the dark colour it would have minimal visual impact and cause no harm to the valued character and appearance of the surrounding landscape.
38. The development would be located outside of the Natural Zone, and across the road from the Scheduled Monument which lies in the woodland to the south. It is considered that given its small scale and dark colouring the meter machine would have only a minimal, very localised visual impact given the context within the car park setting. This would cause no harm to the setting of the monument and the minor visual impact would be substantially outweighed by the public benefits from charging in terms of helping to fund the conservation and management of the special landscape of the Park and helping to discourage car use thereby reducing carbon emissions and mitigate the impacts of climate change.
39. The proposal would therefore be compliant with policies GSP1-3, L1, and L3 of the Development Plan.

Highway Impact

40. The Highways Authority has been consulted and have given no comment to the application.
41. The machines and associated signage are an appropriate distance away from the highway, and unlikely to cause any obstruction to users in the car park.
42. A mainly single track lane leads to the car park at Dennis Knoll. It has suffered pressures from indiscriminate parking during the summer months due to the small size of the car park and the locations popularity, however any parking of this kind is restricted by the type of road and availability of space along the road.
43. The size of the car park itself is small, and there are no clear parking spaces or clearly defined edge to the car park. Nevertheless in the context of this application for the meter there are no highway safety concerns or objections.

Conclusion

44. The car parking machine and associated signage, with pedestrian base, is not considered to have adverse impacts within the car park, or its landscape and setting.
45. The proposal may help reduce excess car journeys, and is compliant to existing policy.
46. The proposal is therefore recommended for approval, subject to completion in accordance with submitted plans.

Human Rights

47. Any human rights issues have been considered and addressed in the preparation of

this report.

48. List of Background Papers (not previously published)

49. Nil

Report author: Ellie Johnson Planning Assistant



1:1300

328m

GP

Cattle Grid

326m

Dennis Knoll

© Crown copyright and database rights 2022 Ordnance Survey 0100022750
 You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Committee Date:	21/04/2023	Title: PDNPA Dennis Knoll Car Park, Hollin Bank Road, Stanage, Hathersage	 PEAK DISTRICT NATIONAL PARK
Item Number:	Item 17		
Application No:	NP/DDD/1222/1558		
Grid Reference:	422719, 384342		

This page is intentionally left blank

MONITORING & ENFORCEMENT ANNUAL REVIEW – APRIL 2023 (A.1533/AJC)

Introduction

1. This report provides a summary of the work carried out by the Monitoring & Enforcement Team over the last year (April 2022 – March 2023) as well as information about the breaches of planning control we have resolved in the latest quarter (January – March 2023).
2. Most breaches of planning control are resolved voluntarily or through negotiation without resorting to formal enforcement action. Where formal action is considered necessary, the Head of Planning and Head of Law have joint delegated powers to authorise such action whereas authority not to take formal action is delegated to the Head of Planning, Monitoring & Enforcement Manager and Area Planning Managers.
3. The Authority has a duty to investigate alleged breaches of planning control, but enforcement action is discretionary and must only be taken where it is 'expedient' to do so, having regard to policies in the development plan and any other material considerations. This means that the breach must be causing unacceptable harm to the appearance of the landscape, conservation interests, public amenity or highway safety, for example. When we take formal action it must be proportionate with the breach of planning control and be clear that resolving the breach would be in the public interest.
4. The National Planning Policy Framework states that Local Planning Authorities (LPAs) should consider publishing a Local Enforcement Plan to manage enforcement proactively, in a way that is appropriate to their area. In March 2014 we published our Local Enforcement Plan, which sets out what breaches of planning control are, how potential breaches can be reported to the Authority, what matters may or may not be investigated and our priorities for investigation and action. It also outlines the tools that are available to us to resolve any breaches. The Local Enforcement Plan is available on the Authority's website.

RECOMMENDATION:

That members endorse the actions taken.

Summary of Activity 2022-23

5. Notices issued

21/0085 New Vincent Farm Parsley Hay	Change of use of land to use for siting of camping pods, provision of hardstandings and access track	EN issued 26 May 2022 – Effect Date 30 June 2022
20/0101 Land North of West Side Farm, Alstonefield Road, Hulme End	Change of use of land to camping and caravan site with associated infrastructure	EN issued 26 May 2022 – Effect Date 1 July 2022
21/0038 Land to the west of Oakwood Cottage 50 Woodhead Road Tintwistle Glossop	The carrying out of building or other operations comprising the installation of a green steel container	Enforcement Notice issued 25 November 2022 – came into effect on 16 January 2023. Compliance due by 16 April 2023.

19/0192 Derwent Water Arms Low Side Calver	The carrying out of building or other operations comprising the installation of a timber clad steel container, the construction of a concrete plinth and a wooden fence	Enforcement Notice issued 10 March 2023 – due to come into effect 24 April 2023
--	---	---

6. Appeals determined

17/0134 Land off Blakemere Lane Bonsall Moor Ible Grange Mill	Use of land for motocross scrambling	Enforcement Notice issued 29 June 2020 – appeal dismissed 5 August 2022 – compliance dates 6 August 2022 (cease use) 2 September 2022 (remove associated items and debris)
21/0034 Thornbridge Hall Baslow Road Ashford-in-the- Water	Erection of a building, construction of driveways and a car park, laying of hardsurfacing and erection of fences (including gateways and stiles)	Enforcement Notice issued 15 June 2021 – appeal allowed and planning permission granted 23 March 2023

Workload and performance

7. This section of the report summarises the team's performance over the last year. We have resolved 70 breaches in the past year, which is significantly below the figure of 128 for the previous year and our target of 150 in the Service Delivery Plan. This is due to continuing issues with vacancies in the team throughout the year, including a 6 month period (March – September) in one full-time Monitoring and Enforcement Officer post. A full-time senior post has also remained vacant since June 2021, although since February 2023 a contractor has been engaged in that role on a 6 month contract for 3 days per week.
8. The number of new breaches found decreased from 102 in 2021/22 to 83 in 2022/23. Overall, however, the number of outstanding breaches at year end has increased slightly from 627 to 640, having fallen from 653 to 627 in the previous year.
9. Our performance on dealing with enquiries has also been impacted by the vacancies over the last year. Although the number of enquiries investigated is similar to the previous year (397 compared to 408) only 41% of these have been investigated within 30 working days against our target of 80%. This is due to seeking to address a backlog of enquiries that built up between March and September, when the Monitoring and Enforcement post was vacant. At the same time, the number of enquiries received in the year has increased from 408, in 2021/22, to 464. The net result is that the number of enquiries outstanding at the end of the year has increased from 188 to 243.
10. In the latest quarter (Jan-March 2023), however, we made significant progress on the backlog of enquiries. In that period, we investigated/resolved 174 enquiries so the overall number outstanding fell from 300 to 243.

11. The table below summarises the position at year end (31 March 2023). The figures in brackets are for the previous year (2021/22).

	Received	Investigated/Resolved	Outstanding At Year End
Enquiries	464 (408)	397 (408)	243 (188)
Breaches	83 (102)	70 (124)	640 (627)

12. Breaches resolved in the latest quarter (January – March 2023)

22/0017 Land to East of Manor House Farm Barber Booth Edale	Erection of timber structures (including hot tubs and toilets) on agricultural land	Land cleared
15/0030 Carr Bottom Farm Bamford	Erection of poultry sheds	Immune from enforcement action
15/0113 Land south of the A57 Mortimer Road junction. Grid ref: 226488757	Erection of timber screens	Immune from enforcement action
23/0004 Hollington End Farm Washbrook Lane Thorpe	Residential caravan	Caravan removed
05/0108 Gatesgill Lodge, Wheston Tideswel	Residential caravan	Caravan removed
21/0078 Little Hocker Farm Barrow Moor Longnor	Erection of hay barn	Retrospective planning permission granted

23/0003 Cobbles Tea And Coffee Shop Bank House Market Place Longnor	Installation of stainless steel kitchen flue	Flue removed
09/0140 Land adjacent to Home Farm Little Hucklow Tideswell	Storage of stone and scrap	Land cleared
12/0077 Bennetston Hall Sparrowpit	Storage and processing of waste products, oils and fats to create biodiesel, erection of timber extension, groundworks and erection of fence and gate	Use ceased and developments removed/reinstated
21/0057 Loxley Cottage Douse Lane Onecote	Groundworks – possibly for erection of garage	Planning permission granted for erection of garage
21/0095 Nether Shatton Farm Shatton Bamford	Non-compliance with approved plans on planning permission NP/HPK/1115/1115 (Conversion of barn to dwelling)	Retrospective planning permission granted
19/0098 32 Cross Lane Waterhouses	Change of use of agricultural land to equestrian	Retrospective planning permission granted
23/0010 33 The Meadows Grisedale Road West Great Longstone	Construction of path	No breach of planning control
22/0018 Beighton House Pilhough Lane Pilhough Stanton in Peak	Engineering works comprising excavation of land within curtilage and alterations to site access	Retrospective planning permission granted
17/0134 Land off Blakemere Lane Bonsall Moor Ible Grange Mill	Use of land for motocross scrambling	Enforcement notice complied with – use ceased and associated items/debris removed

17/0075 Land known as One Acre Wood Near Heybarn Farm Glossop Road Little Hayfield	Erection of dwelling (with associated hardstanding etc)	Enforcement notice issued and appeal dismissed – planning permission granted for retention of building for recreational/forestry use
20/0082 Former Wanted Inn Sparrowpit	Change of use of pub to shop and cafe	Not expedient to take enforcement action
13.	<u>Current High Priority Cases</u>	
15/0057 Land at Mickleden Edge, Midhope Moor, Bradfield	Laying of geotextile matting and wooden log 'rafts' to form a track	EN in effect – initial compliance period expired - officers seeking compliance
17/0044 Woodseats Farm, Windy Bank, Bradfield Dale	External and internal alterations and extension to listed building, erection of lighting and CCTV columns and engineering works (including construction of hardstandings and tracks)	EN in effect with regard to engineering works, extension and erection of lighting and CCTV columns – applications seeking regularization of other works refused – officers considering further enforcement action
18/0062 Land at Cartledge Flat, Bradfield Moors	Creation of a track	EN in effect – compliance period expired - officers seeking compliance
19/0064 Alstonefield Hall, Church Street, Alstonefield	External and internal alterations to grade II* listed building	Applications for LBC to regularize works being considered
22/0040 Land at Cressbrook Dale (Otherwise known as Litton Frith Farm)	Construction of hardstanding/parking area, steps and a path and erection of tipi	EN issued 6 April 2023

21/0060 Home Farm Main Street Sheldon	Construction of track and hardstanding, erection of building, construction of timber sheds/structures, siting of caravans and conversion of building to residential dwellings	Application for injunction being progressed – Pre-Action Protocol letter sent 15 March 2023. Evidence prepared and court papers approved for serving.
Andrew Cook	Monitoring and Enforcement Team Manager	

19. HEAD OF LAW REPORT - PLANNING APPEALS (A.1536/AMC)

1. APPEALS LODGED

The following appeals have been lodged during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
NP/HPK/0522/0742 3315374	Removal of unused chimney stack at Hallot Hey Farm, Little Hayfield	Householder	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during this month.

3. APPEALS DECIDED

The following appeals have been decided during this month.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
NP/DDD/0921/1014 3299856	Replacement dwelling at River View, Tedgness Road, Nether Padley, Grindleford	Written Representations	Dismissed	Non-Determination

The Inspector considered that the proposed development would fail to sit comfortably on the hillside and would detract from the character and appearance of the valued landscape of the National Park. It would also be contrary to Core Strategy Policies GSP2, GSP3 and L1 and DMC3 and DMH9 of the Development Management Policy as well as conflicting with the Design Guide. The appeal was dismissed.

NP/DDD/0222/0142 3308249	Replacement of 2 existing single glazed shopfront windows with double glazed units and reinstatement of transom to one window at the YHA, Fountain Square, Youlgreave	Written Representations	Dismissed	Delegated
-----------------------------	---	-------------------------	-----------	-----------

The Inspector considered that the appeal building contributed positively to the historic character and appearance of the conservation area and introducing modern double-glazing units would stand out and undermine the historic integrity of the shopfront and would fail to preserve its special interest. The appeal was dismissed.

NP/DDD/0422/0472 3303155	Removal of condition 5 on application NP/DDD/1200/506 at The Old Barn, Main Road, Flagg	Written Representations	Allowed	Delegated
-----------------------------	---	-------------------------	---------	-----------

The Inspector considered that the original condition 5 remained reasonable and necessary in respect of the removal of permitted development rights for alterations to the building, extensions, porches, ancillary buildings and fuel tanks. However, the removal of permitted development rights for satellite antenna, boundary walls, fences and gates did not meet the relevant tests, so the Inspector amended the condition accordingly and allowed the appeal.

NP/DDD/1121/1263 3306102	Repair, renovation and extension of previous mill complex building into a detached dwelling at The Priory, Fenny Bentley	Written Representations	Allowed	Delegated
-----------------------------	--	-------------------------	---------	-----------

The Inspector considered that the proposal would not have a harmful effect on the character and appearance of the existing building and its significance as a non-designated heritage asset, and it would also be consistent with the principles for the National Park as set out in Core Strategy GSP1, GSP2 and GSP3 with regard to enhancing and conserving the National Park and benefitting the cultural heritage of the area. The appeal was allowed.

NP/HPK/0321/0372 3297533	Retention of the existing building for use as an ancillary recreation/forestry building and the removal of existing two timber buildings at One Acre Wood, Glossop Road, Little Hayfield	Written Representations	Allowed	Delegated
-----------------------------	--	-------------------------	---------	-----------

The Inspector considered that the proposed development would not harm the character and appearance of the area, and that the removal of the domestic features from both the building and the land, would ensure the building was not unduly incongruous in the wider landscape. The appeal was allowed.

ENF21/004 3279072	Without planning permission: 1) construction of driveway; 2) construction of car park; 3) laying of hard surfacing; 4) construction of building; and 5) erection of fences, gateways and stiles at Thornbridge Hall, Baslow Road, Ashford in the Water	Public Inquiry	Allowed	Delegated
----------------------	--	----------------	---------	-----------

The Inspector considered that the development at Thornbridge Hall had opened up the site to a much wider audience and from this flowed a wide range of public and social benefits. The Inspector's view was that, on balance, the overall harm to the designated and non-designated heritage assets was outweighed by the package of public benefits the development has and would bring forward.

The appeal was allowed, the enforcement notice quashed and planning permissions granted subject to the following conditions:

- 1) Within 3 months of the decision, to submit a landscaping scheme for the bunds adjacent to the car park and driveway to the PDNPA for written approval;
- 2) Within 3 months of the decision, to submit a landscape management plan to the PDNPA for written approval;
- 3) Within 3 months of the decision, to submit to the PDNPA for written approval, a scheme for the protection of retained trees, including a tree protection plan and an arboricultural method statement;
- 4) Within 3 months of the decision, to submit a tree survey to identify Root Protection Areas (RPAS) of all trees impacted by the development to the PDNPA for written approval;
- 5) Within 3 months of the date of the written approval of the tree survey by the PDNPA, to submit a soil amelioration plan for the RPAS of the trees to the PDNPA for written approval;
- 6) Within 3 months of the decision, to submit a Compensation Tree Planting Scheme to the PDNPA for written approval;
- 7) Within 3 months of the decision, to submit a scheme or specification for the removal/replacement of the painted lines on driveways A & B to the PDNPA for written approval;
- 8) Within 6 months of the decision, to lay out the main vehicular access and visibility splays strictly in accordance with drawings;
- 9) Within 3 months of the decision, to submit a site-specific car parking management and event management plan to the PDNPA for written approval;
- 10) Within 3 months of the decision, to submit a surface water drainage scheme management and maintenance plan to the PDNPA for written approval;
- 11) Not to carry out any groundworks until a Written Scheme of Investigation for archaeological evaluation and mitigation has been submitted to the PDNPA and approved in writing;
- 12) Within 12 months of the date of the decision, to submit a Conservation Management Plan for the whole site to the PDNPA for written approval; and
- 13) Within 3 months of the date of the decision, to submit a scheme or specification for the alteration/replacement of the external windows and doors to the café building to the PDNPA for written approval.

4. RECOMMENDATION:

To note the report.